

**MINUTES OF THE HUNTSVILLE TOWN  
PLANNING COMMISSION MEETING**

**MEETING DATE:** Wednesday, November 17th, 2021  
**PLACE:** Electronic Zoom Meeting with anchor location at Town Hall  
7309 East 200 South, Huntsville Utah  
**TIME:** 7:00 p.m.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Present
Sandy Hunter	Planning Commissioner	Present
Liz Poulter	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Present
Allen Endicott	Planning Commissioner	Present
Steve Songer	Planning Commissioner	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Zoom

**Citizens: Jed Dewsnap, Erin Dewsnap, Artie Powell, Dakota Hyde, Jeff Hyde, Richard Sorensen**

1–Roll call: Chairman Allen welcomed all who are attending the meeting.

2–Approval of Minutes for Planning Commission Meeting October 28<sup>th</sup>, 2001.  
**(See Attachment #1)**

PCM Sandy Hunter commented that she felt like the October minutes lacked details that she would like to see referenced. Shannon commented that due to her recent training she did shorten these minutes to the discussion around the items/motions on the agenda. There was a discussion brought up by PCM Allen Endicott that minutes are not meant to be a transcript of the meeting. It was the conclusion of the PC that the minutes be tabled and redone by Shannon and presented at the next meeting. More of a middle ground can be achieved with some more information included but not a complete transcript.

**PCM Steve Songer motioned to table the minutes from October 28th, 2021.** PCM Jeff Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Allen Endicott Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Liz Poulter Commissioner Jeff Larsen
NAYS:	

3-Approval of Minutes for Planning Commission Meeting for August 26<sup>th</sup>, 2021.  
(See Attachment #2)

**PCM Sandy Hunter motioned to approve the amended minutes from August 26<sup>th</sup>, 2021.**  
PCM Allen Endicott seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Allen Endicott Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen
NAYS:	

4- Discussion and/or action on Parcel Consolidation for Parcel 240230029, Parcel #240230018, Parcel #240110008 And Parcel #240110049, into one Parcel, Falls Property  
(See Attachment #3)

Artie Powell Spoke on behalf of the Falls property in question. The properties listed here were reviewed by the Planning Commission. PCM Sandy reviewed the compliance regulations, and it was agreed that this consolidation plan fits accordingly.

PCM Liz Poulter questioned the deck on the plans that impedes on the 10-foot setback. Citing the code that states only an overhang from a roof can enter onto the setback.

Artie commented that he personally filed out the consolidation application on behalf of his son-in-law, the owner of the property in discussion. And that per the request of the Town Recorder, Beckki Endicott, a signature from the property owner, John Falls, is needed to finalize the application. Artie is requesting an approval subject to this signature being obtained.

**PCM Sandy Hunter motioned to recommend approval Parcel Consolidation for Parcel numbers 240230029, 240230018, 240110008 And 240110049, into one Parcel. Falls Property, subject to a signature from John Falls, owner of entities “Legend of the Fall” and “Silent Falls” which are the recorded owners of Parcels in discussion.**

PCM Steve Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Allen Endicott Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen
NAYS:	

Artie noted that there are some issues with the address currently on record for these Parcels. Beckki will be the one to re-work the new address and parcel number.

5- Discussion and/or action on Land Use Permit for new home on consolidated Parcels in item 4 of this Agenda, as listed above. (See Attachment #4 )

The issue of setbacks is discussed. PMC Liz referenced 15.6.7 to clarify setbacks. It was concluded that the porch of the “Gym” would not be allowable in the 10-foot setback. Artie commented that the property owner, John Falls, would move the building back so the porch would fall into the setback requirements.

The cabin on the property in question was brought into question. Artie stated that the plan is for the existing cabin to be moved to another parcel nearby, also owned by John Falls. PCM Sandy stated that a condition for the cabin to be removed needs to be included in the motion. PCM Sandy referenced the Town Code that states any structure used as a temporary residence, during construction, needs to be removed from the property 30 days after Occupancy is granted.

**PMC Sandy Hunter motioned to approve the Land Use Permit for new home on consolidated Parcels in item 4 of this Agenda, as listed above (Subject to approval of the Parcel consolidation by the Town Council), subject to the building of the cross fit gym being moved to the South so that deck of this structure is 10 feet from the property line, Also subject to the 15.6.2.(e), the existing residence to be removed from the property in discussion, within 30 days of occupancy of the new home.** PCM Liz Poulter seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Allen Endicott Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen
NAYS:	

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

Jared Anderson entered the meeting Via Zoom

6-Discussion and/or action on Subdivision Application, Preliminary Plan, for North Arrow Condominiums, c/o Jeff & Dakota Hyde, All of Lot 3 Huntsville Town Park Subdivision  
(See Attachment # 5 )

Dakota Hyde was present at the meeting and spoke on behalf of this project. After clarifying the agenda item as a subdivision of individual condominiums. The issue of the land was brought into question. Currently it is two lots, the Hyde's plan through the process of the condominiumization, the lots in question will be returned to one lot.

PCM Allen Endicott questioned the paperwork submitted and the dates on this paperwork. Dates were clarified by Dakota. Dakota reviewed the current plat, that he stated was 2 weeks old. Building A in the plans is the current Compass Rose Lodge, Building B is the proposed phase II addition.

Dakota clarified that the plans show the buildings, but currently they are only seeking approval of the subdivision of the condominiums. Each condo will need to have it's own parcel number. The Hyde's plan for all the buildings to be considered one unit. Dakota reviewed each level of the new building, and briefly explained the use anticipated. The main floor level will have 2 units that can be used for commercial use. The upper levels are where the condo units are located. The idea is individual owners can purchase the condo units and stay as allowed per Huntsville Town code. When the owners are not using their unit they can place the condo in the Compass Rose Lodge rental pool and it can be rented out like a hotel room. The rooms will include a kitchenette.

PCM Jeff Larson questioned the original development agreement and if that agreement permitted the proposed plan. PCM Jeff also brought up the issue of the land and how it is currently two parcels. The question was deferred to Attorney Bill Morris. Bill States that the development agreement allows a certain number of uses. State Law defers the favor of the property owner. Bill stated that it took him several explanations from Dakota to understand this unique concept. Bill states that the Hyde's will be required to submit CC&R's, and the owners of the units will not be permitted to stay longer than 30 days, per Huntsville Town code. When the owners of the

unit are not staying in their unit it will be rented out just like a hotel through the property management company, run by the Compass Rose. The town will also be able to collect a transient room tax. The property owners will receive a portion of the money collected when their unit is rented out.

PCM Sandy Hunter reviewed the issue and how it applied to the development agreement and the Town code. PCM Jeff directed the question on the land where the property in question sits. Since the land was subdivided without the approval of the Town, through Weber County, how does the Town move forward with this issue to resolve it the correct way. Bill stated that there will be a new plat issued and the County Recorder's Office will deal with that issue accordingly. Dakota also comments to this issue as well, that once they are ready record the condominium plat this issue will be dealt with at Weber County. Bill reviewed that the Hyde's will still need to submit covenants and condominium declarations, as required per State Law. They also need to do their engineering to satisfy town engineer Jared Anderson. This will come back to the Planning Commission for Final Plat approval.

PCM Liz Poulter and Sandy Hunter questioned the height of the buildings. Dakota stated that the height of the existing silo was modified to 35-feet. It was proposed at 40 feet, as allowed per the agreement, but was built to 35 feet. Allowing the Hyde's one additional structure at the 40-foot mark, which they have proposed in the new building.

PCM Allen asked Jared to speak on behalf of his 2 reports. Jared commented on the dates of the plans he reviewed. The plat was up to date but the plans were from 2017. Jared reached out to the building engineer and addressed the older plans. The Hyde's engineer was comfortable with the 2017 plans being submitted for preliminary plat, and with that conversation with the engineer Jared understood the reason it was submitted as it was. Jared referred to his report where he stated that he would recommend preliminary approval subject to, up to date plans being submitted for final review. Jared also went over his second, updated report.

Chairman Allen questioned Jared about his reports and whether comments from both reports are to be considered. Jared stated that yes, comments from both reports are valid and should be considered. PC Chair Doug questioned the timeline on when Final Plat would be ready for approval. Dakota anticipated a couple of months. Jared commented that it depends when preliminary and final items can be completed. PC Chair referred to Richard Sorenson and Artie Powell on if they have any questions, seeing that they will be dealing with these issues as elected officials for 2022. Artie expressed concerns with the issue of the land as discussed above. Dakota clarified that the plat in review currently, should correct the issue of the two parcels, and move forward with one parcel, as that is what they are submitting to Weber County. Bill Morris commented that the County will be the one to recommend what steps need to be taken to resolve the split parcel. Jared concurred.

Richard Sorenson questioned the ADA room spec'd out in the new building. Dakota stated that per law they are required to have 1 ADA room per 20 regular rooms. And since they are proposing 21 rooms total, they will need to add an additional ADA room to be in compliance.

Chairman Allen stated that he feels comfortable moving forward with this preliminary plan. Dakota spoke in reference to the 2017 site plan submitted for this meeting. He stated that this site

plan was submitted because this was the site plan previously approved by Huntsville Town. The Hyde's consulted with their engineer, builder and architect and it was agreed that the changes were minor. PCM Allen Endicott questioned if the Hyde's will be required to submit an updated site plan. Jared stated that there are still items, per the Ordinances, that need to be addressed and that it remains to be seen whether a new site plan will be required for final plat appr.

**PCM Jeff Larsen motioned to recommend approval, and forward to the Town Council, the Subdivision Application, Preliminary Plan, for North Arrow Condominiums, All of Lot 3 Huntsville Town Park Subdivision, Parcel #'s 24120003, 24120005, 24120004. Subject to the letter from Sunrise engineering dated 11/10/2021 and the 5 conditions listed as well as the letter dated 11/16/2021 and the 2 conditions listed. PCM Sandy Hunter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.**

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Allen Endicott Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen
NAYS:	

A Discussion was had on the wording to be used for the new development. It was suggested by the PC that thought be given to the wording as to accurately describe its use.

Bill Morris and Jared Anderson left the meeting

7- Discussion and/or action for Land Use Permit amendment for Richard Sorensen. Adding two additional Log Cabins, 7390 East 200 South, Parcel # 24-014-0023 (See Attachment # 6)

Richard Sorensen commented on his behalf for this project. The plot plan was reviewed by Richard and the PC. Chairman Allen clarified on the plans that "existing cabins" are actually 2 separate units. Although they appear as one on the plans given.

**PCM Sandy Hunter motioned to approve the amended the Land Use Permit for Richard Sorensen, 7390 East 200 South, Parcel # 24-014-0023, Adding two additional Log Cabins. PCM Liz Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.**

VOTES:	
AYES:	Chairman Doug Allen Commissioner Allen Endicott Commissioner Sandy Hunter Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen

NAYS:	
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8- Discussion and/or action on Land Use Permit for Pole Barn for Erin and Jed Dewsnup 280 N. 6700 E., Parcel # 20-165-0005 (See Attachment # 7)

PC Chair Doug Allen referenced the Dewsnup's plans and the 30 -foot set back, that is required per code. PCM Liz Poulter referred the future house plans that also appear on sit plan. PCM Allen questioned the rectangle drawn on the site plan, Mr. Dewsnup stated that is a possible future pool. PCM Sandy confirmed with the Dewsnup that the pole barn dimensions will be 42x56. They stated yes. Also, the height of 24 feet was noted by PCM Sandy.

**PCM Sandy Hunter motioned to approve for Land Use Permit for Pole Barn for Erin and Jed Dewsnup 280 N. 6700 E., Parcel # 20-165-0005.** PCM Steve Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Allen Endicott Commissioner Sandy Hunter Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen
NAYS:	

9) Discussion and/or action on wording to update Huntsville Town's Policy and Procedures Manual for deadline to submit for Planning Commission

"To be included on the Planning Commission Agenda for the monthly meeting, all items need to be submitted to the Town Clerk no later than 10 days prior to the meeting."

Chairman Allen expressed concern about certain issues that need more time, also to give Jared Anderson adequate time to complete his reviews. Beckki recommended that the wording be such that any reports necessary are ready by that 10 day mark.

**PCM Allen Endicott motioned to recommend approval of adding the following wording to the Huntsville Town Policy and Procedure's Manual "To be included on the Planning Commission Agenda for the monthly meeting all items, including all engineering reports and subdivision changes, need to be submitted to the Town Clerk no later than 10 days prior to the meeting.** PCM Liz Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Allen Endicott Commissioner Sandy Hunter Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen
NAYS:	

10-Public Comment. There were none.

11-Chairman's Remarks. Chairman Allen thanked all for their diligence and effort.

12-Motion to adjourn.

**PCM Allen Endicott made a motion to adjourn the meeting.** PCM Sandy Hunter seconded the motion. All votes Aye. Motion Passes.

**Meeting is adjourned at 9:26 p.m.**

  
Shannon Smith, Clerk



**MINUTES OF THE HUNTSVILLE TOWN  
PLANNING COMMISSION MEETING**

**MEETING DATE:** October 28th, 2021

**PLACE:** Electronic Zoom Meeting with anchor location at Town Hall  
7309 East 200 South, Huntsville Utah

**TIME:** 7:00 p.m.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Excused
Liz Poulter	Planning Commissioner	Present
Sandy Hunter	Planning Commissioner	Present
Steve Songer	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Present
Allen Endicott	Planning Commissioner	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

**Citizens: Artie Powell, Merilee Hillam-Clawson, Phillip Clawson, Ronald Gault (Via Zoom)**

1–Roll call: Acting Chair Sandy Hunter welcomed all who are attending the meeting.

2–Approval of Minutes for Planning Commission Meeting September 23<sup>rd</sup>, 2021.  
**(See Attachment #1)**

**PCM Liz Poulter motioned to approve the amended minutes from September 23<sup>rd</sup>, 2021.**  
PCM Jeff Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<b>VOTES:</b>	
<b>AYES:</b>	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
<b>NAYS:</b>	

3- Discussion on Parcel Consolidation, Parcel #240230018, Parcel #240110008 & Parcel #240110049 into one Parcel, Falls Property (See Attachment #2)

Artie was present to explain and review the plans on Behalf of the Falls. Artie reviewed the Falls plan to remodel the Jackson Cabin, 7315 E 300 S. The situation of the front facing side of the property came into question in relation to what setbacks you need to be considered. The address of the property currently is not congruent with the side the front door is located. Sandy referred to Title 15.6.4 (E).

Lot consolidation was addressed. There were some issues with the address on file for the lots in discussion. Artie went on to explain the lots the Falls are looking to consolidate. The Falls are looking to consolidate 4 lots, 240230018, 240230028, 240110008 and 240110049. The Falls are also considering moving the existing Cabin on one of the lots.

A discussion was had about the alley way near the property in question.

Discussion moved to the new construction planned on the above consolidated lots. Access will be off 7400 E. The pond shown on the plan is no longer part of the project. Artie pointed out the deck off the "gym/spa" goes over the 10-foot setback. This is something they are looking at modifying to bring it into compliance.

4-Discussion and/or action on Rezone application for Merilee Hillam-Clawson (See Attachment # )

The Clawson's are interested in rezoning from residential to commercial to accommodate small weddings and receptions. They currently run a small Bed and Breakfast out of their home, and the customers have been asking about the ability to do weddings at the location. Merilee stated that she anticipates the weddings would be more of a side project. She estimated a few weddings a month would most likely be their max. But there is currently no formal plan.

The parking issue was questioned by PCM Allen Endicott. Currently the Clawson's have a small amount of parking available on site. They estimate they could accommodate about 9 cars. Then they proposed that extra cars, possible around 10-15 cars, could park at the Huntsville Park and be shuttled over the Clawson's property.

PCM Allen Endicott brought up the issue of noise/music due to proposed events. There was a concern voiced about surrounding neighbors and the effect this would have on people living near by. PCM Sandy Hunter reviews the procedure for rezoning. Merilee questioned the sound restrictions for the Mercantile, PCM Jeff Larsen stated that 10:00pm is the town's quiet time per the Town Ordinance.

PCM Jeff Larsen questions the General Plan and whether this request fits into the General Plan. PCM Allen Endicott references 15.16.2 & 3 Part C. PCM Sandy Hunter references the General Plan whether this is "needed". The Valley House was referenced as whether weddings/receptions are allowed. PCM Liz Poulter questioned the spot zoning issue. PCM Sandy Hunter explained the procedure in reference to the Title.

The Parking issue was further discussed.

The PC discussed possible action. 15.4.6 was referenced by PCM Sandy Hunter. Limits can be placed on conditional use permit, which the Clawson's will need to obtain in addition to the rezone

**PMC Jeff Larsen motioned to recommend consideration for a rezone from R1 to C1 to the Town Council, 7432 E. 100 S., Parcel #240140013, with input moving forward that the**

**conditional use permit restrict number of events as well as hours of operation, noise issues and clarity on parking.** PCM Liz Poulter seconded the motion. Roll Call Vote. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen
NAYS:	Commissioner Allen Endicott

**PCM Allen Endicott motions to end regular meeting and open public meeting.** PCM Steve Songer seconds the motion. All Vote Aye. Motion Passes

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

5- Public Hearing on 15.5.3 to change to part E. footnote 8 (appeals majority)  
(See Attachment #3)

PCM Chair Sandy Hunter asks for public comment. Sandy Hunter reads the recommended wording for 15.5.3 Part E. Shannon reviews the reason for the revision. Also the possibility of adding the wordage of “the Majority vote of at least 3 voting members”. Artie also commented on the wording issue.

**PCM Allen Endicott motions to close public hearing and resume.** PCM Steve Songer seconded the motion. All Votes Aye. Motion Passes

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

6- Discussion and/or action on change to part E. footnote 8 (appeals majority)

**PCM Jeff Larsen motions to recommend approval of the revision of 15.5.3, Part E. to include the changes “the Majority of at least 3 voting members” to the Ordinance.** PCM Liz Poulter Seconded the motion. Roll Call Vote. All Votes Aye. Motion Passes.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

7- Discussion and/or action on deadline for submitting for Planning Commission Agenda

Planning Commission discussed options for deadline for submitting information to be included on the Planning Agenda. Written statement will be presented to Planning Commission at the next meeting. Planning Commission was in agreement that this deadline can be include in the Operating procedure.

PCM Allen Endicott mentioned that he would like the Flag Lot issue and the General Plan Update to be placed on the “PC working list” to be addressed at the beginning of next year.

8-Public Comment. Ronald Gault commented that he would be happy to help with updates on the General Plan.

Shannon updates the Planning Commission that the CW Lands Annexation was officially recorded with Weber County.

Sandy Hunter announced the upcoming work session with the Town Council and Planning Commission. This meeting is set to discuss the CW Lands and Randy Day development issues.

9-Chairman’s Remarks. Acting Chairman Sandy Hunter thanked all for the discussion.

10-Motion to adjourn.

**PCM Steve Songer made a motion to adjourn the meeting.** PCM Jeff Larsen seconded the motion. All votes Aye. Motion Passes.

**Meeting is adjourned at 8:58 p.m.**

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Shannon Smith, Town Clerk

# MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

**MEETING DATE:** August 26th, 2021  
**PLACE:** Electronic Zoom Meeting with anchor location at Town Hall  
7309 East 200 South, Huntsville Utah  
**TIME:** 7:30 p.m.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Excused
Sandy Hunter	Planning Commissioner	Zoom
Liz Poulter	Planning Commissioner	Excused
Jeff Larsen	Planning Commissioner	Present
Allen Endicott	Planning Commissioner	Present
Steve Songer	Planning Commissioner	Present
Beckki Endicott Shannon Smith	Recorder/Clerk	Present
Bill Morris	Town Attorney	Excused

**Citizens:** Larel Parkinson, Artie Powell, John Sill, Pam Lee, Ron Gault (Zoom)

1-Roll call: PCM Jeff Larsen welcomed all who are attending the meeting.

2- Discussion and/or action on Subdivision Application for Larel Parkinson, 6688 E. 200 N., Parcel #201650001 (See Attachment #2) Amended Parcel # 201650002

Larel Parkinson explained that he wishes to subdivide a piece off his property. He stated that this plan has enough frontage and acreage to divide. And Utilities that go down the road. PMC Jeff confirmed he checked the frontage, and it was within allowable limits. PCM Sandy Hunter clarified that Larel's plan is to subdivide a piece of land to the northern most part of his lot.

**PCM Allen Endicott motioned to approve the Subdivision Application for Larel Parkinson, 6688 E. 200 N., Parcel #201650002, PCM Sandy Hunter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.**

VOTES:	
AYES:	Commissioner Sandy Hunter Commissioner Allen Edicott Commissioner Steve Songer Commissioner Jeff Larsen
NAYS:	

3-Approval of Minutes for Planning Commission Meeting 7-22-21. (See Attachment #1)

**PCM Steve Songer motioned to approve the amended minutes from July 22nd, 2021.**

PCM Sandy Hunter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Allen Edicott Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen
NAYS:	

4-Discussion and/or action on Land Use Permit for Pam Lee, 523 S. 7700 E., Parcel# 240090032 (See Attachment #3) Item was deferred to later in the meeting

Pam explained her plans to extend her existing deck on two sides of her home, by 4 feet, and connect it to front porch. Also add a ramp to one side of the home for wheelchair access for her husband. PCM Steve Songer questioned the setbacks with the proposed additions. Pam's lot is currently on 3 acers with ample space from her neighbor's. PCM Jeff Larsen requests a site map listing the measurements of the setbacks to ensure that there are no issues. This will be a stipulation of the approval. A building permit will be required for this project. Beckki commented that the engineer will require official drawings for the building permit process. PCM Sandy agrees with the Committee, there will need to be submission of some kind of site plan with setbacks from each side measured, for the Land Use permit.

**PCM Steve Songer motioned to approve the Land Use Permit for Pam Lee 523 S. 7700 E., Parcel #240090032, With conditions listed on the Land Use Permit. PCM Allen Endicott seconded the motion. All votes Aye. Motion passes. Votes are reflected below.**

VOTES:	
AYES:	Commissioner Allen Endicott Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen
NAYS:	

5-Discussion and/or action on Property of John and Shelly Sill, Possible Annexation Parcel # 240150024. (See Attachment #4)

John Sill spoke on behalf of his plans for the lots he owns. The Sill's own 4 lots total and 1 of the lots is currently in Weber County. PCM stated that the first step would be to proceed with the annexation on the lot that is "out of Town". After that would be a re-zone to get the lot listed in

an R-1 Zone and then a consolidation could occur for the 3 lots Mr. Sill would like to combine. Beckki stated that the Sill's will need to file an annexation petition and do an annexation map with an official surveyor, as well as pay the required fees. Beckki estimate the timeline on the annexation will take approximately 4 months. It was discussed that that re-zone and consolidation could happen simultaneously. PCM Sandy Hunter agreed that the Annexation and re-zone will both require a public hearing and that most likely those too can be done at the same time.

PCM Jeff Larsen discussed the qualifications for annexation. Which the property in question meets. Bekki stated that since April 2021, Huntsville Town follows State annexation code. The process takes time and some financial responsibility for the applicant.

Ron Gault commented about the road to 7200 not being paved all the to the west boundary. John Sill comments that it is paved to the existing house that they will be adding onto. The work the Sill's plan on doing will be an add on, not a new build. PCM Jeff closed discussion and thanked Mr. Sills for his time and information.

**6-) Discussion and/ or action on ADU's (See Attachments #5&6)**

PCM Jeff Larsen explained that the State will enact a new Ordinance on ADU's effective 10-1-2021. Attorney Bill Morris has written up an Ordinance for Marriott-Slaterville, that the PC has been reviewing for its own use. Beckii reported that Bill Morris has requested that the Town not cut and paste from the State Code. The PC will review the Ordinance and refer to the State code to where the liens are.

PCM Steve Songer questions the section referencing 6,000 sq feet lots. Citizen Artie Powell took issue with the State Code on the Parking requirement.

PCM Steve Songer requested to open this issue up to public discussion. Artie Powell stated the State Code restricts added onto an existing home to create an ADU. PCM Allen brought up the issue of a breezeway and adding a limitation on using a breezeway to establish an ADU. Beckki commented that the Town cannot limit any further than what is outlined in the State Code.

Mr. Powell also brought up the issue of the failing septic tanks. PCM Jeff Larsen brought up section 3 in the State law, that refers to the ADU meeting safety regulations. The Town can require a license for an ADU and possibly amend the Business license code to require one for the operation of an ADU. Also, Beckki stated that when she does a Business License, she notifies Weber Fire and requires a current septic permit. To put that into effect the Town Council will need to vote to amend the Business license code to include the requirement of a Business License for and ADU.

PCM Sandy Hunter, questioned 3 d.in the Marriott-Slaterville Ordinance, about an ADU in an agricultural zone. PC Agreed to strike this part of the Ordinance.

Artie Powell raised issue with the word Internal was not included in some of the wording in the Ordinance.

Jeff Larsen summarized the requests of the PC to recommend adoption of the Marriott-Slaterville Ordinance with the following changes: to leave page 1 as is, Page 2 to remove 3 part g, adding the and also to include part 5 and 6 of the State Ordinance. With reference to Utah State Code 10-9a-530.

PCM Sandy Hunter brought up the placement of the Ordinance. She proposed 15.6, under uses. PCM Allen suggested 15.18, home occupation. Beckki referred to 15.18 as well and commented that notes could be made for reference in other applicable sections of the code.

It was clarified that the State code is not to be cut and pasted but referred to in the Ordinance, so when state code changes Town Ordinances with change with it to keep things up to date.

**PCM Jeff Larsen motioned to recommend to the Town Council passage of an ADU Ordinance referencing the Marriott-Slaterville Ordinance with the specified changes.** PCM Steve Songer seconded the motion. (Note that vote was not needed at this time)

8-Public Comment. There were none

9-Chairman's Remarks. Acting Chair Jeff Larsen had none

10-Motion to adjourn.

**PCM Allen Endicott made a motion to adjourn the meeting.** PCM Steve Songer seconded the motion. All votes Aye. Motion Passes.

**Meeting is adjourned at 8:37 p.m.**

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Shannon Smith, Town Clerk



### Huntsville Town Planning Commission

☒ Recommended for Approval ☐ Recommended for Conditional Approval

☐ Recommended for Rejection ☐ Deferred

Chair Signature: [Signature] Date: 11/17/2021

Notes/Conditions: Final signature needed from John Falls,  
Property owner on Application.

### Huntsville Town Council

☐ Approved ☐ Conditional Approval

☐ Rejected ☐ Deferred

Mayor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

ATTEST:

Beckki Endicott, Town Recorder Date: \_\_\_\_\_

### Parcel Consolidation Application Requirements:

- ☐ The parcel consolidation does not involve a recorded subdivision plat.
- ☐ The proposed parcel consolidation does not result in the creation of a parcel of size or shape that does not conform to all Town zoning regulations, site development standards, and uses as approved in Appendix One, Table 15-1 (Acceptable Uses by Zone). If the proposed change is to a legally existing nonconforming lot, the change may not perpetuate nonconformity.
- ☐ The proposed parcel consolidation does not result in changing a complying structure into a non-complying structure as a result of setbacks, proximity to other structures, use, landscaping, or any other site land use requirement.
- ☐ The petition to consolidate parcels must include signatures from representatives of each parcel affected by the parcel consolidation.
- ☐ If the subject parcels are zoned differently, the Huntsville Town Council may require the applicant to proceed with a rezone petition under title 15.16 prior to approval of a parcel consolidation petition.

### Submission Requirements & Process:

- ☐ Completed & Signed Application Form
- ☐ Payment of Application Fee to Huntsville Town
- ☐ Legal description of the whole piece of property to be consolidated
- ☐ Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- ☐ One 11x17 (or larger) drawing to scale of the proposed consolidated parcel showing all structures, fence lines, easements, driveways, and streets. Drawing must include a measurement scale.
- ☐ Parcel Consolidation Applications (including all required documents) must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- ☐ Once approved by the Huntsville Town Council, the parcel consolidation shall be accomplished by recording the appropriate deeds with the County Recorder's Office.

Huntsville Town  
Parcel Consolidation Application

On behave of John Falls, we are requesting consolidation of four (4)  
parcels at or about the corner of 7400 E and 400 S:

1. 240230018
2. 240230029
3. 240110008
4. 240110049

The owners are listed as Legend of the Falls, Corp. or Silent Falls Inc.  
(John Falls). The Mailing address for the parcels is listed as:

2000 W Ashton Blvd., STE 120, Lehi, Utah, 840436147

John's contact information:

[johnponifalls@gmail.com](mailto:johnponifalls@gmail.com)

(801) 644-2887

My contact information is:

Artie Powell

[Apowell42@gmail.com](mailto:Apowell42@gmail.com)

(385) 231-3051

20210043



## LAND USE PERMIT

Huntsville Town Building Inspection  
7309 E. 200 S.  
P.O. Box 267, Huntsville, UT 84317  
(801) 745-3420

Tax ID # 240 11 0008

Address of Structure TBD

Name & Address of Owner/Owners John Falls 2000 W Ashton Blvd #120  
Lehi, UT 84043

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 11/17/2021

Set Backs Approved: Yes ☒ No ☐

Consolidation of Parcel #s 240230029, 240230018, 240110003, 240110049

Any special stipulations and conditions of the Site Plan Review: Porch of bgn moved  
from setback, behind the 10ft setback, Also removal

of the existing residence from  
the parcel within 30 days of occupancy

[Signature]

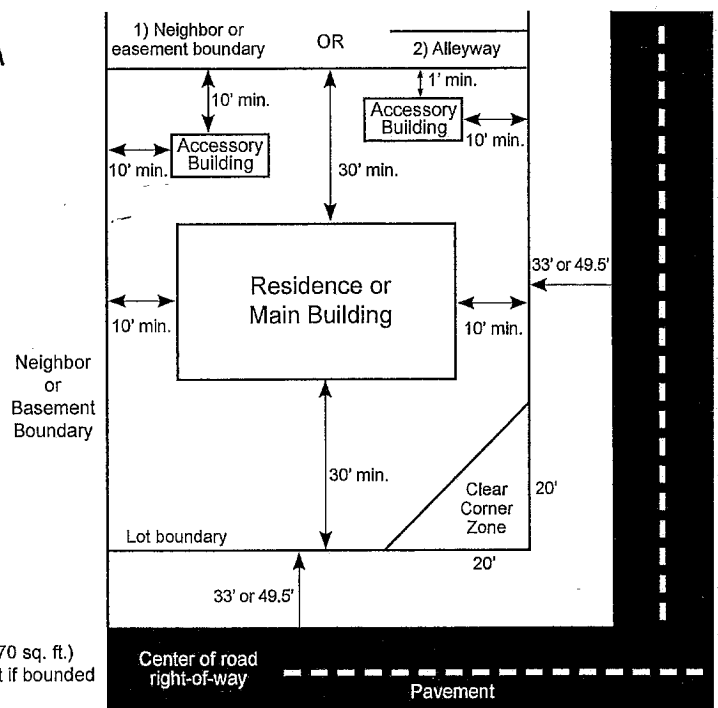
Huntsville Planning Commission Chairman

Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

### Huntsville Town Residential Zone Setbacks

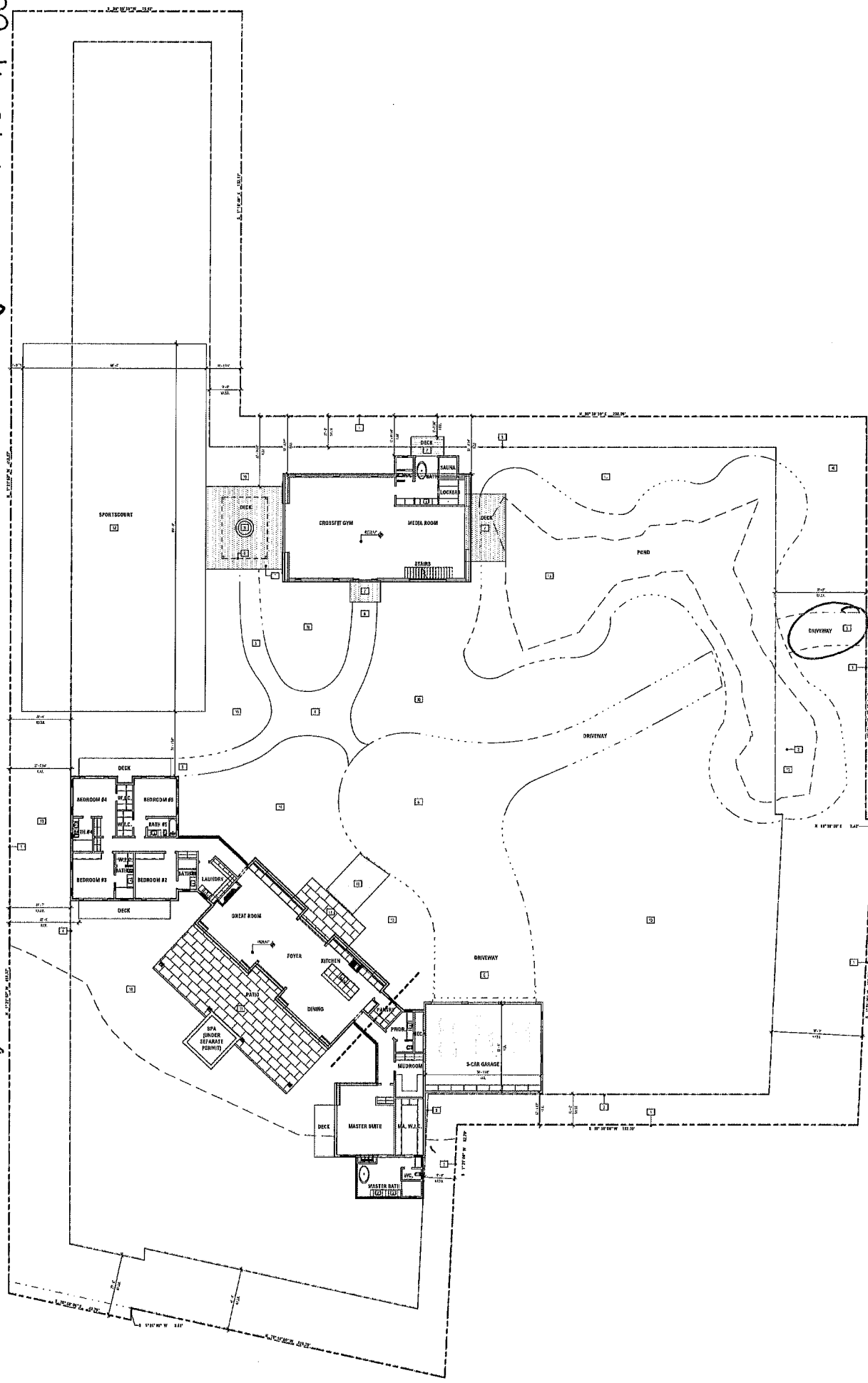


24000047

Par. 240-11-0049

240-23-0029

7400E





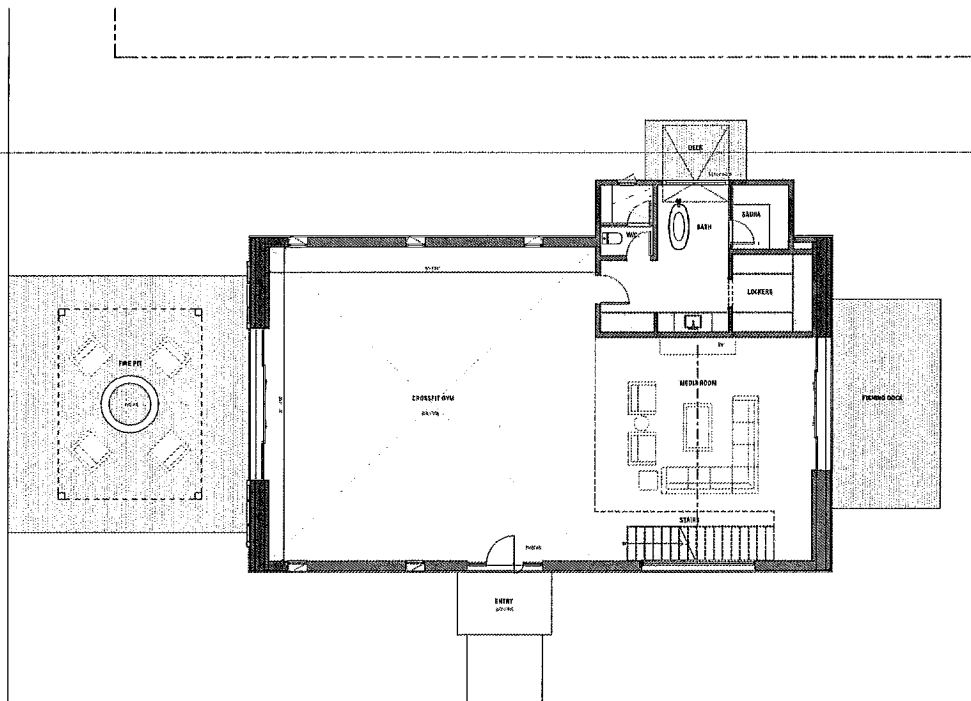
**BUILDING AREA:**

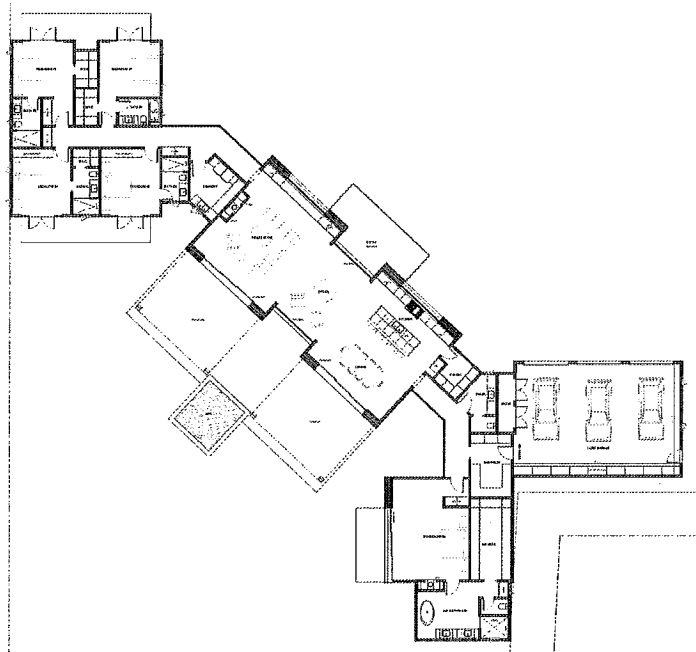
MAIN HOUSE: 4,680 S.F.

PARTY BARN: 1,900 S.F.

2-CAR GARAGE: 1,085 S.F.

GRAND TOTAL: 7,665 S.F.





**BUILDING AREA:**

MAIN HOUSE: 4,680 S.F.

PARTY BARN: 1,900 S.F.

2-CAR GARAGE: 1,085 S.F.

**GRAND TOTAL: 7,665 S.F.**

**FALLS FAMILY RETREAT | MAIN HOUSE**

374 S. 7300 E. HUNTSVILLE, UT 84317

BRANDON ARCHITECTS

**PUBLIC NOTICE OF WORK SESSION JUNE 6<sup>TH</sup>, 2019**

Public Notice is hereby given that the Huntsville Town Council and Huntsville Town Planning Commission of Weber County, Utah, will hold a Work Session at the Huntsville Town Hall on  
Thursday, June 6<sup>th</sup> 2019, @ 6:00 p.m.

The item to be discussed is as follows:

1. Hyde Development – phase II

Dated this 5<sup>th</sup> of June, 2019

  
Beckki Endicott, Recorder

Posted: Town Hall  
Post Office  
huntsvilletown.com  
pmn.utah.gov

In compliance with the Americans with Disabilities Act, persons needing assistance with attendance to these meetings should call Beckki Endicott@ 745-3420, giving at least a 48 hour advance notice.



## WORK SESSION—JUNE 6<sup>TH</sup>, 2019

### **Minutes of the Huntsville Town Council Work Session, held at the Huntsville Town Hall, 7309 East 200 South at 6:00 P.M. June 17, 2019 regarding Hyde Development Phase II.**

**Attending:** Mayor Truett, Bill Wangsgard, Blake Bingham, Ramona Clapperton-Clerk, Liz Poulter, Sandy Hunter, Rex Harris, Doug Allen, Bill White.

Mayor Truett welcomed all in attendance and turned the time over to Rex to lead the discussion on the Hyde Development phase II.

Rex explained that the initial plan for phase I was the Hotel. Because the Hyde's still had space available on the lot, Phase II was planned to be a restaurant and some office space. The Hyde's have now contacted Rex. They have a new plan that Rex states is not allowed by our ordinances.

He showed those in attendance a drawing of the original plan and the current plan. The Hyde's would like additional rooms for their hotel. This is not allowed currently by our ordinances. The allowable use table does not allow for any hotels in Huntsville.

To give those in attendance some perspective, Rex reviewed the history of this lot that the current hotel resides on. He stated it was once owned by Huntsville Town. The Town sold it to the Hyde's. There were many public hearings about what Huntsville Town would like to see on that lot. Jeff Hyde made an offer and the Town sold the property. In 2013, the Council passed a provision in the law for an overlay use zone. The Council did this because they recognized that whatever was done on this lot of the Hyde's, would be an exception and unique to the use table. Between 2013-2015 the Council worked a lot with the Hyde's on a development plan. At the end of 2015, Huntsville had a development agreement with the Hyde's that included mixed use. Huntsville anticipated there would be residential and commercial use. There was much conflict about this development with Huntsville Town Residents during the public hearing process. The Hyde's sensing that mixed use wasn't popular, backed off for a time. Then after some time passed, the Hyde's reconsidered. The Hyde's went back to the use table and decided on a hotel, which was allowed on the allowable use table at that time. By the end of 2017, the Hyde's came with a plan and went through the building process. The hotel is now open as of January 2019.

After reviewing the Hyde plans on the allowable use table, Huntsville amended the allowable use table to not allow hotels of any size within the Town. Rex commented that at the time the discussions on the Planning Commission and Town Council had to do with hotels and the allowable use table, not just not wanting hotels. He stated they wanted to think about where a hotel would be appropriate and not just "pop up anywhere." The Planning Commission and Town Council decided that they would go back to the overlay zone if the use of a hotel was appropriate.

Now, the Planning Commission and Town Council need to think about whether an addition to the current hotel is appropriate for the overlay zone. Rex stated this would have to go

through a public process. He believed the public needed to be clear on a few circumstances. He believed that the public would need to understand that even though the use table prohibits hotels, that the Planning Commission and Town Council decided to have an overlay zone so that hotel use could be regulated.

Sandy remembered the Planning Commission wanted to pass a Hotel Zone so that when someone wanted to build a hotel, they would have to come to the Planning Commission to rezone their use. Coming to the Planning Commission would allow the PC to work with the land owners. Bill White recalled the public uproar over an issue of condos. When the Hyde's approached the town in the end with their attorney, they found a way to develop their property within Huntsville Ordinances. The public was taken out of the discussion and the hotel was built.

Rex stated the Hyde's drain field is sized to the restaurant that they wanted to build. They stated they would use less water in the restaurant than in the hotel. The Hyde's want to develop and build a two-story building that would accommodate families. They want to have a total of six three-bedroom units in the buildings to accommodate families. Rex believes the Hyde's feel the extra rooms added to the hotel would be more successful than the restaurant. The overlay zone will allow the Town to work with the Hyde's on the look, use, landscaping and parking.

Mayor Truett commented that the Town Council wants to support what is going to be sustainable. He stated that he liked the family suite idea. He believes that families travel together and this would be beneficial to them.

Blake stated he sees that the parcel was subdivided back in 2017 and asked if that was approved by the Planning Commission. Rex responded that the subdivision was not approved. Rex has spoken with Jeff Hyde about the subdivision and suggested to him the Town would not want to move forward into phase II without the parcel being reconsolidated. Rex stated Jeff was okay with this idea. Rex stated the reason the parcel was split for financial reasons. Blake stated that Jeff was very well versed in Huntsville Ordinances. He stated he was upset that Jeff would subdivide without going through the Town.

Doug mentioned the septic tank was separated from the main property. He was upset the County would allow that. Doug stated originally the plan of the Hyde's was pitched to benefit the residents of this Town. Doug felt that a restaurant would benefit the residents. The new plan does not directly benefit the residents. He is disappointed with the choice of development.

Bill White expressed concern there will be large number of naysayers in Town and that will be challenging for the Town Council and the Planning Commission. His other concern is that this hotel is a difficult business model. He explained adding family suite is an opportunity for other investors to get involved in the financing of the hotel. He stated this is a common business model in Park City right now. Investors will be allowed to stay in the suites any time they are in Town. Bill commented if the business was to fail, it would be devastating to the Town. The Town needs to find a way to work with the Hyde's. Mayor Truett commented

that he believed the Hyde's would be able to make it work. They have been very successful in the past. Rex stated the Hyde's want to build in 2020.

Sandy wanted to know how 15.29.5 of the Huntsville Town Ordinance would work. Blake responded that they would negotiate with the Hyde's and then there would be a public hearing on the plan. Blake offered his support for the current plan despite the subdivision in 2017.

Rex suggested that the Planning Commission and the Town Council be working together on this project. He sees a need for the Town Council to make a recommendation to the Planning Commission on the direction they would like to go so they are ready when the Hyde's present their formalized plans. Blake recommended an ordinance be drafted in advance and the Town Council and Planning Commission come together to work on that ordinance. When both Councils come to an agreement the ordinance can go before the Planning Commission in a Public Hearing.

Rex also recommended fact sheets be developed before the Public Hearing. He believes that a mistake was made in the past by not allowing the public to view the ordinances before the hearing and developing the reasoning for that ordinance.

Mayor Truett made a motion to now adjourn the work session and go into a closed-door session. Blake seconded the motion. All votes aye. The session is now closed.

Meeting was adjourned at 6:40 p.m.

A handwritten signature in cursive script, reading "Beckki Endicott". The signature is written in dark ink and is positioned above a horizontal line.

Beckki Endicott, Recorder

# Huntsville Town

PC Meeting 11.17.21  
Attachment #5

## Subdivision Application

Applicant Name: JEFF P. HYDE  
Applicant Mailing Address: 5778 E. ELKHORN DR. EDEN, UT. 84310  
Email: jeff@bonnieandhyde.com Phone: 801-540-9553  
Brief Description of Proposed Subdivision: Subdivision of part of Lot 3 Huntsville Town Park Subdivision which includes Compass Rose Lodge (Building A) and phase II (Building B) which will include multiple subdivided parcel units.

Applicant Signature: [Signature] Date: 10-27-21

### Parcel Owner's Permission for Subdivision Application

The undersigned authorize this application for subdivision:

24-120-0003, 24-014-0018, 24-014-0019

Parcel Number(s): All of Lot 3 Huntsville Town Park Subdivision Parcel No: part 24-014-0019

Parcel(s) Owner Name: Ski Town Venture LLC

Parcel(s) Owner Mailing Address: 5778 E Elkhorn Dr Eden UT 84310

Email: jeff@bonnieandhyde.com Phone: 801-~~755~~-540-9553

Parcel Owner Signature: [Signature] Date: 10-27-21

Title (Authorized Agent): [Signature] President owner Jeff P. Hyde

The undersigned authorize this application for subdivision:

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (Authorized Agent): \_\_\_\_\_

(For Additional Parcel Owners Use Attached Sheet)

### For Town Use:

Application Date: 10/27/2021 Fees Paid: 925.00

Beckli Endicott, Town Clerk

[Signature]

**Huntsville Town Planning Commission – Subdivision Preliminary Plan**

☒ Recommended for Approval

☐ Recommended for Conditional Approval

☐ Recommended for Rejection

☐ Deferred

Chair Signature: \_\_\_\_\_

Date: 11-17-2021

Notes/Conditions: Subject to conditions listed in Sunrise engineering reports from Jarol Anderson Dated 11/10/2021 and 5 conditions. Also 11/16/21 and those 2 conditions.

**Huntsville Town Council – Subdivision Preliminary Plan**

☐ Approved

☐ Conditional Approval

☐ Rejected

☐ Deferred

Mayor Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

ATTEST:

Beckki Endicott, Town Recorder

Date: \_\_\_\_\_

**Huntsville Town Planning Commission – Final Plat**

☐ Recommended for Approval

☐ Recommended for Conditional Approval

☐ Recommended for Rejection

☐ Deferred

Chair Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

**Huntsville Town Council – Final Plat**

☐ Approved

☐ Conditional Approval

☐ Rejected

☐ Deferred

Mayor Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

ATTEST:

Beckki Endicott, Town Recorder

Date: \_\_\_\_\_

### Huntsville Town Engineer – Final Plat & Final Improvement Plan

- |                                   |   |
|-----------------------------------|---|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Conditional Approval |
| <input type="checkbox"/> Rejected | <input type="checkbox"/> Deferred             |

Town Engineer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

#### Submission Requirements & Process:

- ☐ Completed & Signed Application Form
- ☐ Payment of Application Fee to Huntsville Town
- ☐ **Subdivision Preliminary Plan** requirements (see Titles 15.25.1 for all requirements):
  - Submit eight (8) copies of the Subdivision Preliminary Plan that includes the following:
    - Drawn to a scale no smaller than 100 feet to an inch.
    - The proposed named of the subdivision.
    - Sufficient information to accurately locate the proposed subdivision, including section corner ties.
    - The name(s) and address(es) of the subdivider, the licensed engineer (if required), and licensed land surveyor.
    - Land ownership of adjacent parcels to the proposed subdivision.
    - The boundary lines of the existing parcel(s) with bearings and distances.
    - The location of existing streets, water courses, irrigation ditches and structures, exceptional topography, easements and buildings within or immediately adjacent to the parcels being subdivided.
    - Existing and proposed septic systems, storm drains, water supply mains, water wells, land drains, and culverts within the parcel and immediately adjacent thereto.
    - North-pointing arrow, scale, and date of drawing creation.
  - A written Statement of Feasibility from the Weber County Health Department or Utah Division of Water Quality which states recommendations regarding sanitary sewage disposal.
  - The Subdivision Application and Subdivision Preliminary Plan must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
  - Approval the Subdivision Preliminary Plan by the Huntsville Town Council is valid for eighteen (18) months from the date of approval.
- ☐ **Final Plat** requirements (see Titles 15.25.1.8 for all requirements):
  - Submit four (4) copies of the Final Plat that includes all requirements outlined in Title 15.25.1.8.
  - A Letter of Certification by the subdivider's registered Land Surveyor, indicating that all lots meet the requirements of the Huntsville Town Land Use regulations.
  - The Final Plat must be recorded within eighteen (18) months from the date of approval of the Subdivision Preliminary Plan by the Town Council otherwise the subdivision application is considered void. A Subdivision Application that is considered void will require a new application with the accompanying appropriate fees.
- ☐ **Final Improvement Plan** requirements (see Titles 15.25.1.9 for all requirements):
  - Submit a complete set of Final Improvement Plans to the Huntsville Town Engineer stamped by a Utah Licensed Professional Engineer that includes all requirements outlined in Title 15.25.1.9.
  - Provide copies of utility contracts with applicable companies such as electric, gas, and telephone services.

## ADDITIONAL PARCEL OWNERS

### Parcel Owner's Permission for Subdivision Application

*The undersigned authorize this application for subdivision:*

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (Authorized Agent): \_\_\_\_\_

*The undersigned authorize this application for subdivision:*

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (Authorized Agent): \_\_\_\_\_

*The undersigned authorize this application for subdivision:*

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (Authorized Agent): \_\_\_\_\_

*The undersigned authorize this application for subdivision:*

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (Authorized Agent): \_\_\_\_\_

A PART OF LOT 3, HUNTSVILLE TOWN PARK SUBDIVISION,  
BEING A PART OF THENORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HUNTSVILLE CITY, WEBER COUNTY, UTAH



I, JASON J. BELT DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 50308 IN ACCORDANCE WITH TITLE 53A CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, STATUTES OF THE STATE OF IOWA, AND DO HEREBY CERTIFY THAT IN ACCORDANCE WITH SECTION 11-22-11, AND BY AUTHORITY OF THE COMMISSION, I HAVE MADE A SURVEY AND CONDOMINIUM PLAT AS DESCRIBED BELOW, BASED ON TRACT OF LAND INFO COMPILED FROM OFFICIAL RECORDS, AND HAVE OBSERVED SAID TRACT OF LAND INTO INTERESTS HEREAFTER TO BE KNOWN AS:

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

[illegible]

BRAZOS CAP MOUNTAINS WERE FOUND AT THE INTERSECTIONS OF 200 SOUTH STREET AND 7400 LANE, 200 WEST STREET AND 200 EAST STREET, 200 NORTH STREET AND 200 WEST STREET, 200 SOUTH STREET AND 200 EAST STREET, 200 SOUTH STREET AND 200 EAST STREET. THE BAGS OF BEANINGS FOR THIS SURVEY, PROPERTY CORNERS ARE SET AS INDICATED HEREON.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AS NORTH ARROW CONDOMINIUM, A VITAL CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, DOES HEREBY MAKE THIS CERTIFICATE OF RECORDATION OF THIS RECORD OF SURVEY TO THE RECORDING OFFICE, AND RECORD OF SURVEY MAP TO BE PREPARED AND THAT I HAVE GIVEN MY CONSENT TO THE RECORDEMENT OF THIS RECORD OF SURVEY MAP AND SUBMIT THE DESCRIBED PROPERTY TO THE MERGERS OF THE VITAL CONDOMINIUM OWNERSHIP ACT.

[illegible]

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

95

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2002, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEVEN GRAMANN, whose identity is personally known to me, and he acknowledged to me that he is the owner of the above described REAL ESTATE, and that he executed the foregoing instrument in behalf of said entity, being AUTHORIZED TO DO SO, and he acknowledged to me and said entity executed the same.

WITNESS MY HAND AND NOTARY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

NOTARY PUBLIC, ILLINOIS

CONFESION NUMBER \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

<p><b>HUNTSVILLE CITY APPROVAL</b></p> <p>THE BOARD OF ALDERMEN HAS REVIEWED AND VOTED ON THE APPLICATION OF THE CITY ENGINEER OF HUNTSVILLE CITY, THAT THIS _____ DAY OF _____, 20____, THE CITY ENGINEER OF HUNTSVILLE CITY, ATTEST,</p> <p>_____ CITY RECORDER</p> <p>_____ MAYOR</p>	<p><b>HUNTSVILLE CITY ENGINEER</b></p> <p>I, _____, CITY ENGINEER OF HUNTSVILLE CITY, HEREBY CERTIFY THAT THE PLAT COMPLETES THE REQUIREMENTS OF THE HUNTSVILLE CITY ORDINANCES THAT THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ HUNTSVILLE CITY ENGINEER</p>	<p><b>HUNTSVILLE CITY ATTORNEY'S OFFICE</b></p> <p>APPROVED BY THE CITY ATTORNEY'S OFFICE ON _____, 20____, BY _____, THE HUNTSVILLE CITY ATTORNEY.</p> <p>_____ HUNTSVILLE CITY ATTORNEY</p>	<p>SHEET 1 OF 5</p>
--	--	---	---------------------

**HUNTSVILLE CITY COMMUNITY &  
ECONOMIC DEVELOPMENT DEPARTMENT**

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE  
MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE  
OF HUNTSVILLE, CITY, AND CONFORMS WITH THE APPROVED  
PRELIMINARY PLAT, AS REVIEWED AND APPROVED BY  
THE HUNTSVILLE CITY PLANNING DEPARTMENT, AND THE  
MAYOR OF HUNTSVILLE CITY, PREPARED TO FINAL  
PLAT APPROVAL BY THE MAYOR OF HUNTSVILLE CITY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MANAGER, PLANNING DIVISION

WEBER COUNTY RECORDS

ENTRY NO. \_\_\_\_\_ FILE \_\_\_\_\_

PAYD \_\_\_\_\_ FILED FOR RECORD AN \_\_\_\_\_

RECORDED \_\_\_\_\_ 2021 AT \_\_\_\_\_

\_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_

ORIGINAL RECORDS PAGE \_\_\_\_\_

RECORDED FOR \_\_\_\_\_

CITY \_\_\_\_\_

\_\_\_\_\_ WEBER COUNTY RECORDER

BY \_\_\_\_\_

\_\_\_\_\_ ASSISTANT



A PART OF LOT 3, HUNTSVILLE TOWN PARK SUBDIVISION,

**SALT LAKE BASE AND MERIDIAN, U.S. SURVEY HUNTSVILLE CITY, WEBER COUNTY, UTAH  
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY HUNTSVILLE CITY, WEBER COUNTY, UTAH**

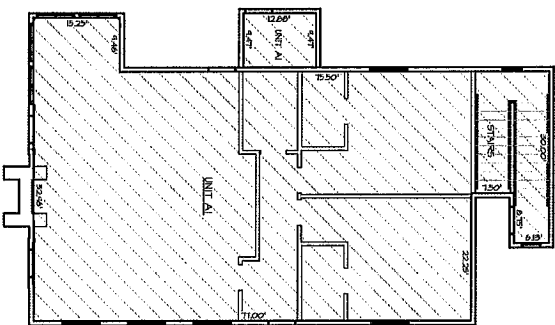
**LEGEND**

CONDONIUM UNITS BL. 2, 3,  
4, 5, 6, 7, 8, & 12\*

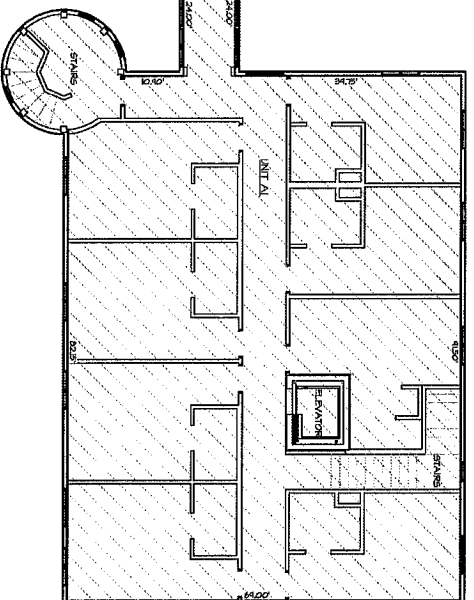
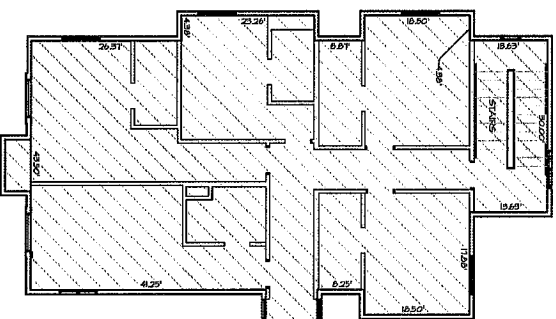
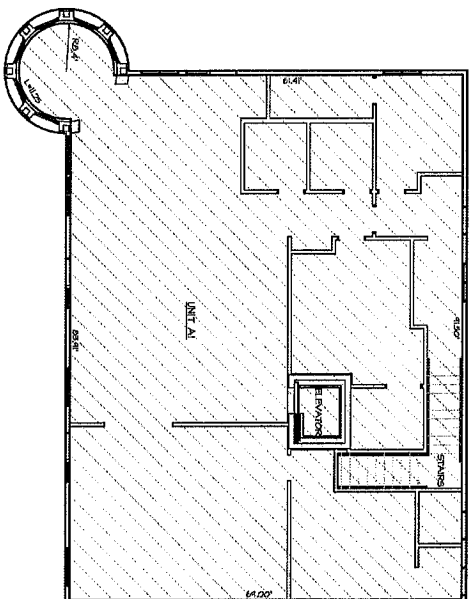
LIMITED COMMON ELEMENTS

COMMON ELEMENTS

UNIT AREA TABULATION	
MAIN FLOOR	UNIT A1 10,322 SQ.FT.
SECOND FLOOR	UNIT A1 10,249 SQ.FT.
TOTAL	21,711 SQ.FT.



**BUILDING "A" MAIN FLOOR PLAN**  
SCALE: 1" = 10'



**BUILDING "A" SECOND FLOOR PLAN**

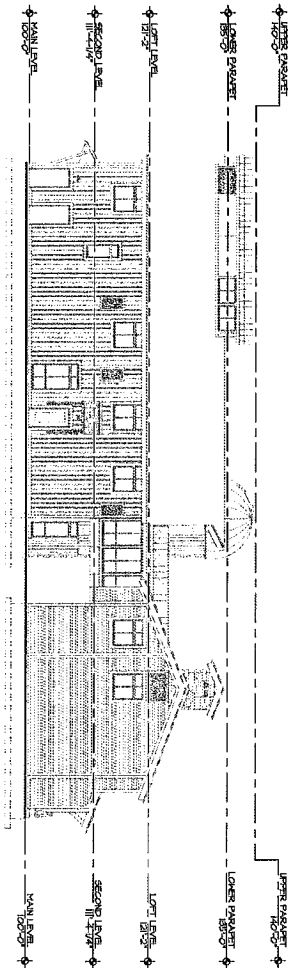
# SILVERPEAK

177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

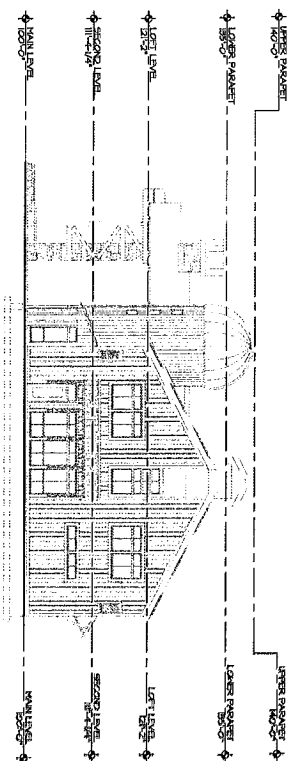


# NORTH ARROW CONDOMINIUMS

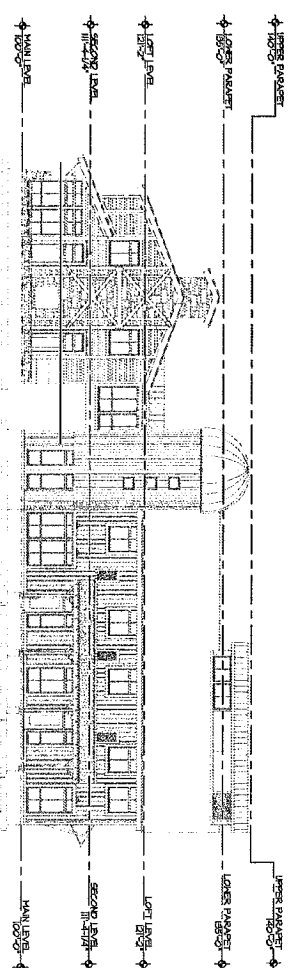
A PART OF LOT 3, HUNTSVILLE TOWN PARK SUBDIVISION,  
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HUNTSVILLE CITY, WEBER COUNTY, UTAH



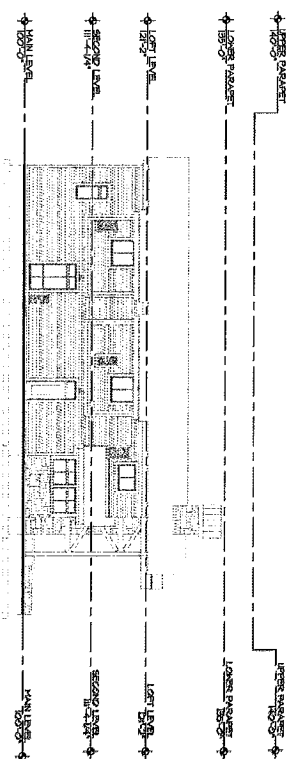
BUILDING "A" EAST ELEVATION  
SCALE 1" = 8'



BUILDING "A" WEST ELEVATION  
SCALE 1" = 8'



BUILDING "A" SOUTH ELEVATION  
SCALE 1" = 8'



BUILDING "A" NORTH ELEVATION  
SCALE 1" = 8'



177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

SHEET 3 OF 5

WEBER COUNTY RECORDER

RECORD NO. \_\_\_\_\_

FILED FOR RECORD AND

IN BOOK \_\_\_\_\_

OFFICIAL RECORDS NAME \_\_\_\_\_

DATE \_\_\_\_\_

WEBER COUNTY RECORDS

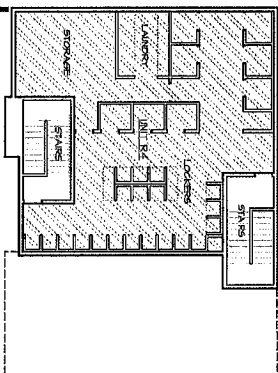
BY \_\_\_\_\_

# NORTH ARROW CONDOMINIUMS

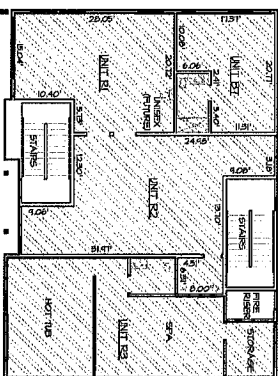
A PART OF LOT 3, HUNTSVILLE TOWN PARK SUBDIVISION,  
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HUNTSVILLE CITY, WEBER COUNTY, UTAH

LEGEND	
	COMMON AREAS BL 2.5
	4, 5, 6, 7, 8, 1, 2, 3
	LIMITED COMMON ELEMENTS
	COMMON ELEMENTS

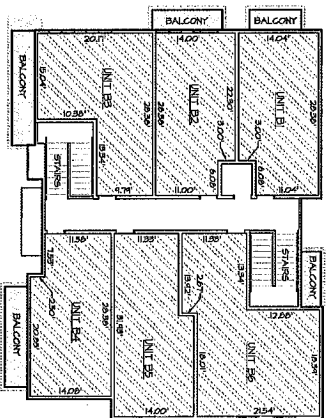
UNIT AREA TABULATION	
BASEMENT FLOOR	UNIT B4 1862 SQ.FT.
MAIN FLOOR	UNIT B7 278 SQ.FT.
	UNIT B3 389 SQ.FT.
	UNIT B2 467 SQ.FT.
SECOND FLOOR	UNIT B5 621 SQ.FT.
	UNIT B1 390 SQ.FT.
	UNIT B3 371 SQ.FT.
	UNIT B3 433 SQ.FT.
	UNIT B4 380 SQ.FT.
	UNIT B3 408 SQ.FT.
	UNIT B3 359 SQ.FT.
LOFT FLOOR	UNIT B1 184 SQ.FT.
	UNIT B3 184 SQ.FT.
	UNIT B3 375 SQ.FT.
	UNIT B4 175 SQ.FT.
	UNIT B3 220 SQ.FT.
	UNIT B4 369 SQ.FT.
TOTAL	1772 SQ.FT.



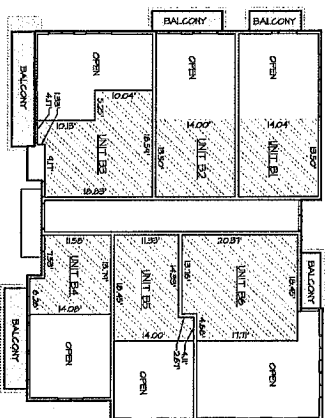
BUILDING "B" BASEMENT FLOOR PLAN  
SCALE 1" = 10'



BUILDING "B" MAIN FLOOR PLAN  
SCALE 1" = 10'



BUILDING "B" SECOND FLOOR PLAN  
SCALE 1" = 10'



BUILDING "B" LOFT FLOOR PLAN  
SCALE 1" = 10'

SILVERPEAK

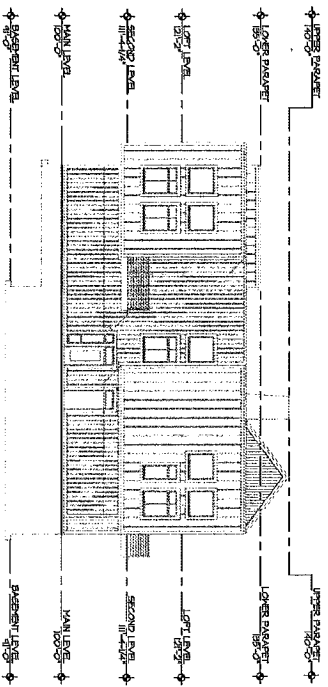


177 E ANTELOPE DR. STE. B  
LATON, UT 82044  
PHONE (801) 499-5054  
FAX (801) 499-5065

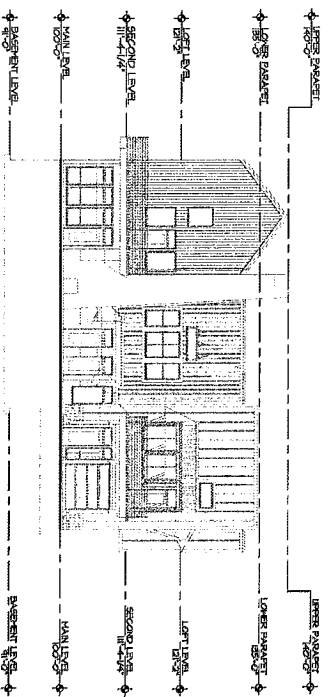
SHEET 4 OF 5  
WEBER COUNTY RECORDER  
RECORDED  
DATE  
BY  
RECORDED  
DATE  
BY  
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DATE  
BY

# NORTH ARROW CONDOMINIUMS

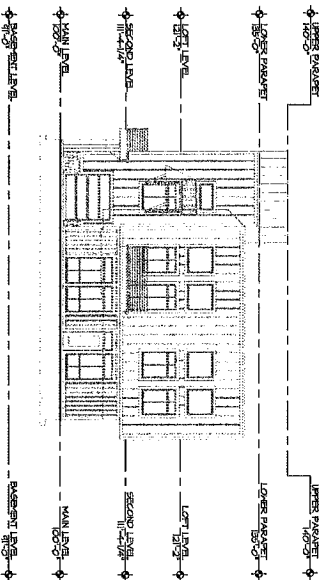
A PART OF LOT 3, HUNTSVILLE TOWN PARK SUBDIVISION,  
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HUNTSVILLE CITY, WEBER COUNTY, UTAH



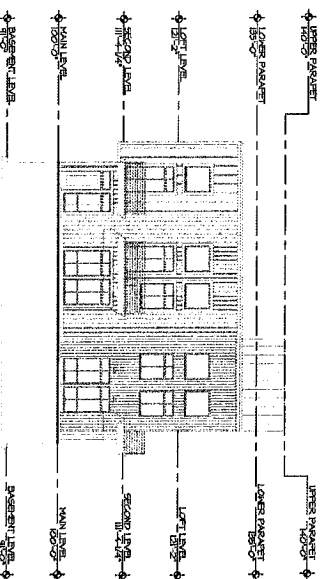
BUILDING "B" EAST ELEVATION  
SCALE 1" = 10'



BUILDING "B" WEST ELEVATION  
SCALE 1" = 10'



BUILDING "B" SOUTH ELEVATION  
SCALE 1" = 10'



BUILDING "B" NORTH ELEVATION  
SCALE 1" = 10'

**SILVERPEAK**



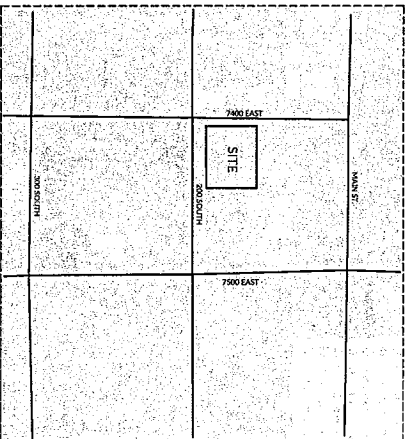
177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

SHEET 5 OF 5	
WEBER COUNTY RECORDER	
OWNER NO.	FILE NO.
RECORDED	INDEXED
IN BOOK	OF
OFFICIAL RECORDS PAGE	
RECORD NO.	
DATE	
WEBER COUNTY RECORDER	
SIGNATURE	

# HUNTSVILLE SQUARE

LOCATION:  
200 S. 7400 E.  
HUNTSVILLE, UTAH

## VICINITY MAP



### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY NOTIFIED THAT THE LOCATION AND / OR ELEVATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON THE INFORMATION PROVIDED BY THE UTILITY LOCATOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY LOCATOR AND THE CITY OF HUNTSVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY LOCATOR AND THE CITY OF HUNTSVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY LOCATOR AND THE CITY OF HUNTSVILLE.

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY LOCATOR AND THE CITY OF HUNTSVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY LOCATOR AND THE CITY OF HUNTSVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY LOCATOR AND THE CITY OF HUNTSVILLE.

### TRAFFIC CONTROL & SAFETY NOTES

1. SHUTTING AND DETOURING SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH, DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, AND THE CITY OF HUNTSVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY LOCATOR AND THE CITY OF HUNTSVILLE.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER. DETOUR TRAFFIC DIRECTED BY CITY TRAFFIC ENGINEER OR TRAFFIC CONTROL PERSONNEL.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY LOCATOR AND THE CITY OF HUNTSVILLE.
4. ALL SIGNS AND TRAFFIC DEVICES TO BE USED DURING AND AFTER THE CONSTRUCTION PERIOD SHALL BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. DETOURING OPERATIONS FOR A PERIOD OF 90 CONSECUTIVE CALENDAR DAYS OR MORE, REQUIRE THE DEVELOPING TRAFFIC PLAN ON CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK.
7. TRAFFIC CONTROL DEVICES FROM SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

### DEFERRED SUBMITTAL

1. THE FOLLOWING DRAWINGS & FIRE ALARM DRAWINGS WILL BE PROVIDED PRIOR TO INSTALLATION.



**SILVERPEAK**  
ENGINEERING

177 E. ANTELOPE DR. STE. B  
LATON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

### GENERAL NOTES

1. ALL WORK WITHIN THE RIGHT OF WAY OWNERS RIGHT OF WAY SHALL CONFORM TO THE RIGHT OF WAY OWNERS STANDARD SPECIFICATIONS.
2. ALL WORK PERFORMED ON HUNTSVILLE SQUARE UTILITIES & CONNECTIONS TO THE STREET SHALL CONFORM TO THE CITY OF HUNTSVILLE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY LOCATOR AND THE CITY OF HUNTSVILLE.
3. ALL UTILITIES SHALL BE LOCATED AND DEPTHS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY LOCATOR AND THE CITY OF HUNTSVILLE.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTHS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY LOCATOR AND THE CITY OF HUNTSVILLE.

### PERMISSION TO USE PLANS

ALL DESIGN INFORMATION CONTAINED IN THESE PLANS IS THE PROPERTY OF SILVERPEAK ENGINEERING. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SILVERPEAK ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY LOCATOR AND THE CITY OF HUNTSVILLE.

### INDEX TO DRAWINGS

C0.1	CIVIL COVER SHEET
C1.0	GENERAL NOTES
C2.0	SITE PLAN
C2.1	SITE DETAILS
C3.0	GRADING / UTILITY PLAN
C3.1	UTILITY DETAILS
C4.0	STORM WATER POLLUTION PREVENTION PLAN
C4.1	STORM WATER POLLUTION PREVENTION NOTES



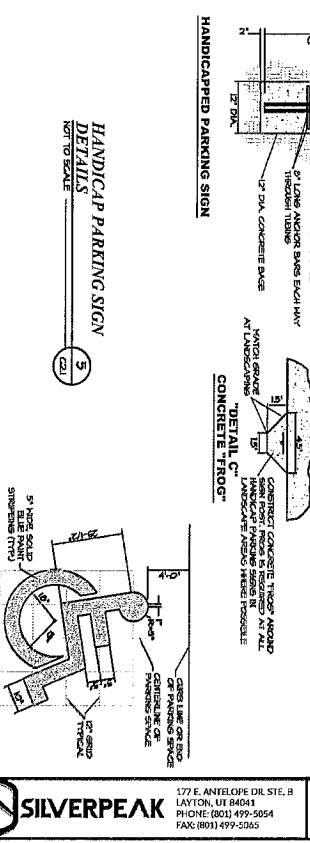
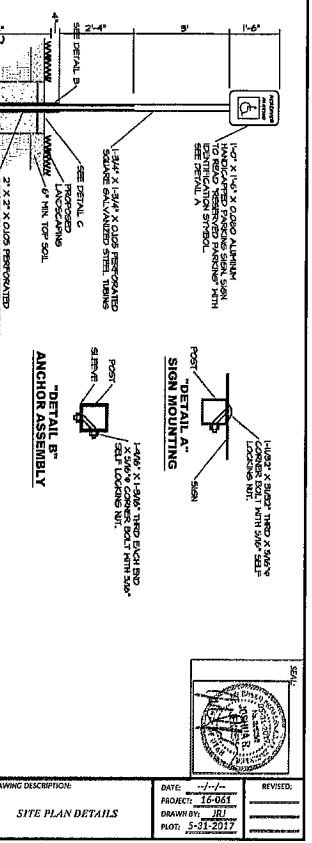
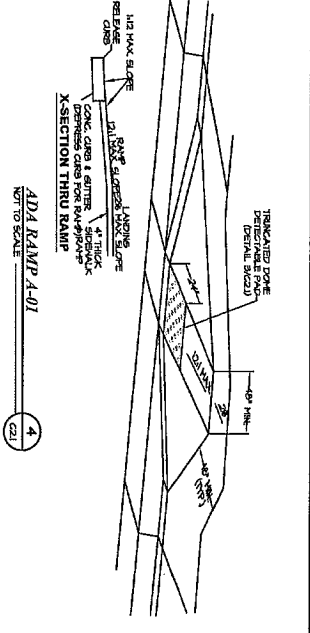
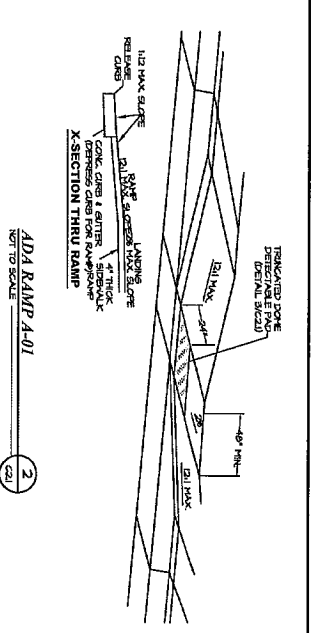
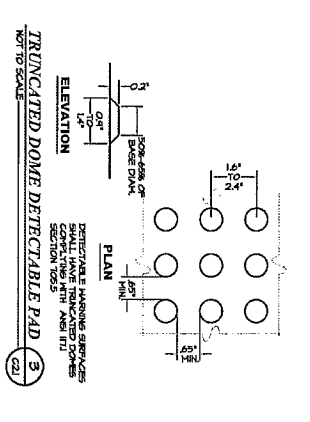
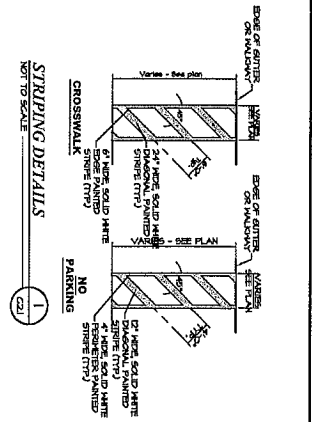
C0.1

HUNTSVILLE SQUARE

DATE:	5-21-2017	REVISED:	
PROJECT:	177E ANTELOPE DR. STE. B	DESIGNED BY:	JUL
DRAWN BY:	JUL	CHECKED BY:	JUL
CHECKED BY:	JUL	APPROVED BY:	JUL







ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION: 01/01/2011. AUTHORITY: 50 USC 3025 (a)(2)(D).



Huntsville square water service calculations  
 FUTURE UNIT CALCULATION: Residential Building  
 LOAD VALUE PER TOTAL EXISTING TOTAL 1

PHASE	IN BUILDING	(WASH <sup>2</sup> )
0.7	19	13.5
2.2	19	41.8

PROPERTY	1997	1998
PRIVATE	6	8.4
PRIVATE	6	8.4
PRIVATE	14	22.4
PRIVATE	14	22.4
PRIVATE	14	22.4

ESTIMATE	1	2
3		3
2.25	1	2.25

the E201.1 In Appendix E of the PD	Building Load Value (kN/m <sup>2</sup> ):	12.15
	Building Maximum Development Length:	257
Minimum 1-1/2" Water Service and Meter		
	CONST 4"x4"x4" P	
	WITH 2"x2" CATCH	

7.5 utility easement  
NOV 41 22 2014



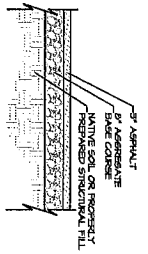
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SHEET NUMBER  
**C3.0**  
EALING VITELLI

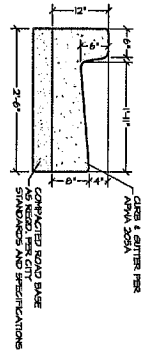
177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

UTILITY	DA PR DR PL
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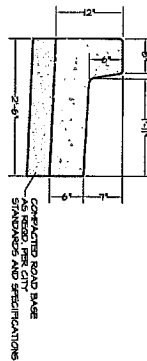
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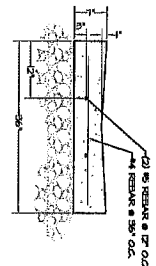
TYPICAL PARKING X-SECTION  
NOT TO SCALE (C3.1)



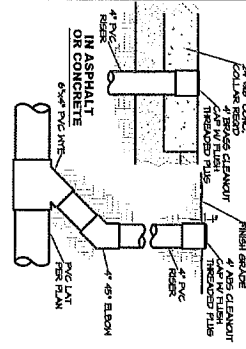
30" HIGH BACK CURB DETAIL  
NOT TO SCALE (C3.1)



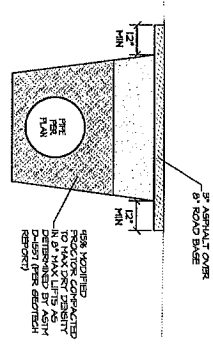
30" RELEASE CURB DETAIL  
NOT TO SCALE (C3.1)



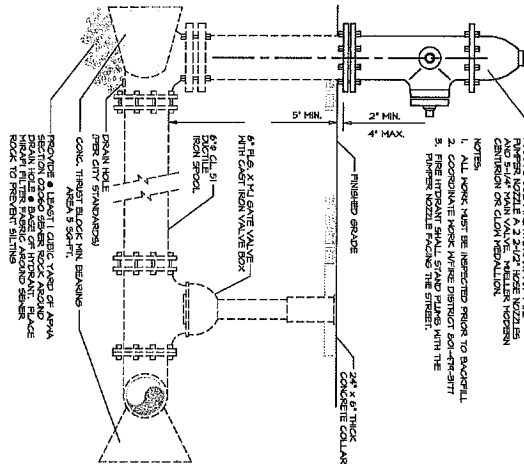
3" WATER WAY  
NOT TO SCALE (C3.1)



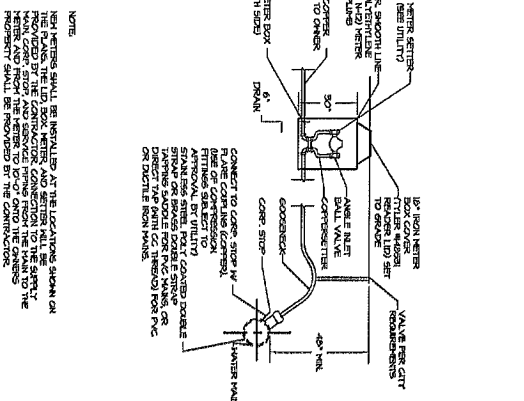
SANITARY SEWER CLEANOUT  
NOT TO SCALE (C3.1)



TYPICAL UTILITY TRENCH  
CROSS SECTION  
NOT TO SCALE (C3.1)



FIRE HYDRANT ASSEMBLY  
NOT TO SCALE (C3.1)



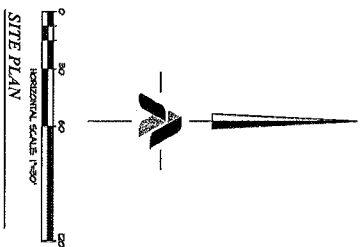
WATER METER DETAIL  
NOT TO SCALE (C3.1)



DATE	PROJECT	REVISION
12-031	12-031	12-031
5-31-2017	5-31-2017	5-31-2017

SILVERPEAK  
177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

HUNTSVILLE SQUARE  
7400 E. 200 S.  
HUNTSVILLE, UTAH

[illegible][illegible]

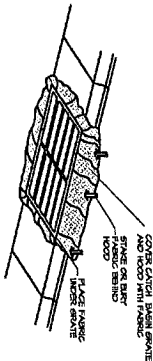
**CALL BLUESTAKES**  
@ 1-800-662-4111  
AT LEAST 48 HOURS  
PRIOR TO COMMENCING  
ANY CONSTRUCTION



# STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

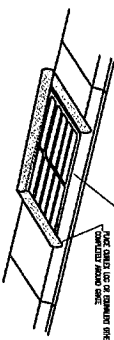
## HUNTSVILLE SQUARE

### STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES



FABRIC UNDER GRATE

1. FABRIC SHALL BE INSTALLED UNDER ALL GRATES AND SHALL BE SECURED TO THE GRATE FRAME.

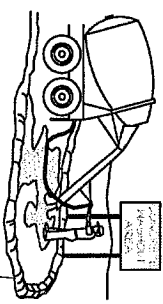


CURB LOG (STAPLE CLOTH SACK)

1. CURB LOGS SHALL BE INSTALLED UNDER ALL GRATES AND SHALL BE SECURED TO THE GRATE FRAME.

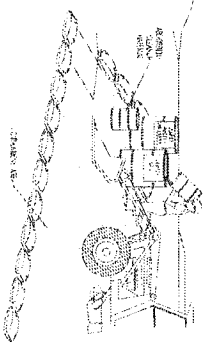
### INLET PROTECTION

1. USE RUBBER DAMS TO PROTECT THE CURB FROM DAMAGE.



CONCRETE WASTE MANAGEMENT

1. CONCRETE WASTE SHALL BE STORED IN A CONTAINERED AREA.



EQUIPMENT MAINTENANCE/REPAIR

1. EQUIPMENT MAINTENANCE SHALL BE CONDUCTED IN A DESIGNATED AREA.

1. THE SWPPP SHALL BE REVIEWED AND REVISED AS NECESSARY.

1. THE SWPPP SHALL BE REVIEWED AND REVISED AS NECESSARY.

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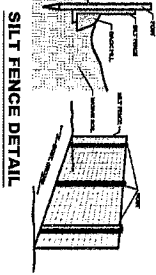
SILVER PEAK CONSTRUCTION

177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

SILVER PEAK CONSTRUCTION

HUNTSVILLE SQUARE  
7400 E. 200 S.  
HUNTSVILLE, UTAH

C4.1



SILT FENCE DETAIL

## Weber-Morgan Health Department Compass Rose questions

Day, Summer <sday@co.weber.ut.us>

Tue 11/9/2021 10:16 AM

To: Clerk <clerk@huntsvilletown.com>

Cc: Env Health Science <envhealth@co.weber.ut.us>

Beckki Endicott,

My name is Summer Day, I am program manager of the wastewater division here at the Weber-Morgan Health Department. Our office has been contacted by Jeff Hyde requesting a final approval letter for the septic system servicing the current Compass Rose hotel/inn. We have also been contacted by a representative working for Jeff requesting a Letter of Feasibility for the lot. We have both of these documents on file at our office. A feasibility letter states that the lot is buildable so it precedes the septic permit and building permit. The final approval of the septic system, states that a code compliant system has been installed.

Here are my concerns currently it is apparent that they want to add a new building to the existing lot. Our office did approval the original plan with two additional buildings on the lot. However the wastewater flow rate for these two additional proposed buildings is extremely low at 180 gallon a day for both the building. At this time I worry that the property owner is representing the final approval of the current septic system as documentation that our office is approving the construction of the new building. We are not approving new construction at this time. We have not seen a building plan, structural or site plan, the developer has not provided us with sufficient documentation to determine in any way what the use of the building will be.

Can you please forward this email to the individuals in Huntsville Town Corporation that may be reviewing the project. Please feel free to contact me for additional information. I think email will be the best form of communication were the town business hours are limited. Jeff Hyde has submitted a GRAMA request for the all documents included in his file. We will be fulfilling that request so he will have all documentation including the letter of feasibility and final approval letter associated with the current Compass Rose Hotel/inn.

Thank You

Summer Day, LEHS III, Program Manager  
801-399-7174



Ogden Office

1481 East 5600 South, Suite E101, Ogden, Utah 84403 | 801.523.0100

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**Date:** November 10, 2021  
**To:** Mayor Jim Truett, Beckki Endicott, Huntsville Town Planning Commission  
**From:** Jared Andersen  
**Subject:** Preliminary Plan Review #1

---

**Preliminary Plan Subdivision Review – 9/22/21**

In accordance with Subdivision Ordinance 15.25

Please provide the following:

15.25.1.5 A. 1. – states: The proposed name of the subdivision.

The names discussed and on the drawings are Compass Rose, Huntsville Square and North Arrow Condominiums. Unless otherwise suggested, I recommend using North Arrow Condominiums as labeled on the Plat dated 10/25/21

15.25.1.5 A. 5. – states: Contour map at intervals of no less than 2' minor and 5' major, or as recommended by the Huntsville Town Planning Commission.

A contour map was submitted. The date on the drawing is 5/31/2017.

15.25.1.5 A. 7. – states: The location, widths and other dimensions of all existing or platted streets and other important features such as water courses, irrigation ditches and structures, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.

A plan was submitted, the date on the drawing is 5/31/2017.

15.25.1.5 A. 8. – states: Existing and proposed septic systems, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.

A plan was submitted, the date on the drawing is 5/31/2017.

15.25.1.5 A. 9. – states: The location, widths and other dimensions of proposed public streets, private street, or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots

with proposer labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.

A plan was submitted, the date on the drawing is 5/31/2017.

15.25.1.5 B. – states: Plans or written Engineering statements prepared by a Utah-licensed engineer regarding width and type of proposed pavement, location, size and type of proposed septic wastewater treatment system, proposed water mains and fire hydrants, storm water drainage facilities, and other proposed improvements such as sidewalks, planting, parks, and any grading of individual lots.

A plan was submitted, the date on the drawing is 5/31/2017.

15.25.1.5 C. – states: A written Statement of Feasibility from the Weber Morgan Health Department or the Utah State Division of Water Quality which states recommendations regarding sanitary sewage disposal shall be provided to the Huntsville Town Planning Commission prior to the recommendation of Preliminary Approval.

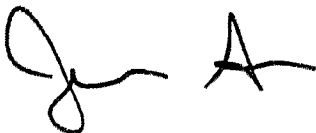
No statement has been received.

Comments:

1. The submitted site plan to review was a site plan from 5/31/2017. The proposed information from that site plan, I'm assuming, is now existing information. These plans would have to be update for final review.
2. Fire review for the proposed building will be required.
3. Decisions on installation of curb and sidewalk on the West side of the property running along 7400 East will need to be determined.
4. Storm Water calculations will be required for final design.
5. Number of parking spaces for proposed building will need to be agreed upon.

If preliminary plan is approved, I would recommend the conditions of completing the ordinance items above.

Comments and ordinance requirements are based on existing documents received. Future review to be added once full set of preliminary plans are received.



Jared Andersen, P.E.  
Huntsville Town Engineer  
Sunrise Engineering  
jandersen@sunrise-eng.com





Ogden Office

1481 East 5600 South, Suite E101, Ogden, Utah 84403 | 801.523.0100

---

**Date:** November 16, 2021  
**To:** Mayor Jim Truett, Shannon Smith, Beckki Endicott, Huntsville Town Planning Commission  
**From:** Jared Andersen  
**Subject:** Preliminary Plan Review #1 Amendment

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**Preliminary Plan Review Amendment – 11/16/21**

Mayor Truett and I met with Weber Morgan Health Department (WMHD) on 11/15/21. We discussed the North Arrow Condominium (NAC) project and the WMHD approval process.

Huntsville Town ordinance states a feasibility letter from WMHD is required for preliminary approval. The ordinance states 'recommendations regarding sanitary sewage disposal'. An approval letter of the project was obtained through WMHD in 2017. Building B area on the plat has changed its use from 2017 and NAC is currently working with WMHD for approval of those changes.

I have also talked with Silverpeak Engineering to verify approval of submitting plans from 2017. Silverpeak verified they are confident in the drawings submitted from 2017.

I recommend Preliminary Approval of the North Arrow Condominium project subject to:

1. Final acceptance of existing septic system design and updated flows by WMHD
2. Final submitted drawings showing items stated in the preliminary review dated 11/10/21.

A handwritten signature in black ink, appearing to read "JA", with a stylized flourish.

Jared Andersen, P.E.  
Huntsville Town Engineer  
Sunrise Engineering  
jandersen@sunrise-eng.com

**PUBLIC NOTICE OF WORK SESSION JUNE 6<sup>TH</sup>, 2019**

Public Notice is hereby given that the Huntsville Town Council and Huntsville Town Planning Commission of Weber County, Utah, will hold a Work Session at the Huntsville Town Hall on  
Thursday, June 6<sup>th</sup> 2019, @ 6:00 p.m.

The item to be discussed is as follows:

1. Hyde Development – phase II

Dated this 5<sup>th</sup> of June, 2019

  
Beckki Endicott, Recorder

Posted: Town Hall  
Post Office  
huntsvilletown.com  
pmn.utah.gov

In compliance with the Americans with Disabilities Act, persons needing assistance with attendance to these meetings should call Beckki Endicott@ 745-3420, giving at least a 48 hour advance notice.

**WORK SESSION—JUNE 6<sup>TH</sup>, 2019**

**Minutes of the Huntsville Town Council Work Session, held at the Huntsville Town Hall, 7309 East 200 South at 6:00 P.M. June 17, 2019 regarding Hyde Development Phase II.**

**Attending:** Mayor Truett, Bill Wangsgard, Blake Bingham, Ramona Clapperton-Clerk, Liz Poulter, Sandy Hunter, Rex Harris, Doug Allen, Bill White.

Mayor Truett welcomed all in attendance and turned the time over to Rex to lead the discussion on the Hyde Development phase II.

Rex explained that the initial plan for phase I was the Hotel. Because the Hyde's still had space available on the lot, Phase II was planned to be a restaurant and some office space. The Hyde's have now contacted Rex. They have a new plan that Rex states is not allowed by our ordinances.

He showed those in attendance a drawing of the original plan and the current plan. The Hyde's would like additional rooms for their hotel. This is not allowed currently by our ordinances. The allowable use table does not allow for any hotels in Huntsville.

To give those in attendance some perspective, Rex reviewed the history of this lot that the current hotel resides on. He stated it was once owned by Huntsville Town. The Town sold it to the Hyde's. There were many public hearings about what Huntsville Town would like to see on that lot. Jeff Hyde made an offer and the Town sold the property. In 2013, the Council passed a provision in the law for an overlay use zone. The Council did this because they recognized that whatever was done on this lot of the Hyde's, would be an exception and unique to the use table. Between 2013-2015 the Council worked a lot with the Hyde's on a development plan. At the end of 2015, Huntsville had a development agreement with the Hyde's that included mixed use. Huntsville anticipated there would be residential and commercial use. There was much conflict about this development with Huntsville Town Residents during the public hearing process. The Hyde's sensing that mixed use wasn't popular, backed off for a time. Then after some time passed, the Hyde's reconsidered. The Hyde's went back to the use table and decided on a hotel, which was allowed on the allowable use table at that time. By the end of 2017, the Hyde's came with a plan and went through the building process. The hotel is now open as of January 2019.

After reviewing the Hyde plans on the allowable use table, Huntsville amended the allowable use table to not allow hotels of any size within the Town. Rex commented that at the time the discussions on the Planning Commission and Town Council had to do with hotels and the allowable use table, not just not wanting hotels. He stated they wanted to think about where a hotel would be appropriate and not just "pop up anywhere." The Planning Commission and Town Council decided that they would go back to the overlay zone if the use of a hotel was appropriate.

Now, the Planning Commission and Town Council need to think about whether an addition to the current hotel is appropriate for the overlay zone. Rex stated this would have to go

through a public process. He believed the public needed to be clear on a few circumstances. He believed that the public would need to understand that even though the use table prohibits hotels, that the Planning Commission and Town Council decided to have an overlay zone so that hotel use could be regulated.

Sandy remembered the Planning Commission wanted to pass a Hotel Zone so that when someone wanted to build a hotel, they would have to come to the Planning Commission to rezone their use. Coming to the Planning Commission would allow the PC to work with the land owners. Bill White recalled the public uproar over an issue of condos. When the Hyde's approached the town in the end with their attorney, they found a way to develop their property within Huntsville Ordinances. The public was taken out of the discussion and the hotel was built.

Rex stated the Hyde's drain field is sized to the restaurant that they wanted to build. They stated they would use less water in the restaurant than in the hotel. The Hyde's want to develop and build a two-story building that would accommodate families. They want to have a total of six three-bedroom units in the buildings to accommodate families. Rex believes the Hyde's feel the extra rooms added to the hotel would be more successful than the restaurant. The overlay zone will allow the Town to work with the Hyde's on the look, use, landscaping and parking.

Mayor Truett commented that the Town Council wants to support what is going to be sustainable. He stated that he liked the family suite idea. He believes that families travel together and this would be beneficial to them.

Blake stated he sees that the parcel was subdivided back in 2017 and asked if that was approved by the Planning Commission. Rex responded that the subdivision was not approved. Rex has spoken with Jeff Hyde about the subdivision and suggested to him the Town would not want to move forward into phase II without the parcel being reconsolidated. Rex stated Jeff was okay with this idea. Rex stated the reason the parcel was split for financial reasons. Blake stated that Jeff was very well versed in Huntsville Ordinances. He stated he was upset that Jeff would subdivide without going through the Town.

Doug mentioned the septic tank was separated from the main property. He was upset the County would allow that. Doug stated originally the plan of the Hyde's was pitched to benefit the residents of this Town. Doug felt that a restaurant would benefit the residents. The new plan does not directly benefit the residents. He is disappointed with the choice of development.

Bill White expressed concern there will be large number of naysayers in Town and that will be challenging for the Town Council and the Planning Commission. His other concern is that this hotel is a difficult business model. He explained adding family suite is an opportunity for other investors to get involved in the financing of the hotel. He stated this is a common business model in Park City right now. Investors will be allowed to stay in the suites any time they are in Town. Bill commented if the business was to fail, it would be devastating to the Town. The Town needs to find a way to work with the Hyde's. Mayor Truett commented

that he believed the Hyde's would be able to make it work. They have been very successful in the past. Rex stated the Hyde's want to build in 2020.

Sandy wanted to know how 15.29.5 of the Huntsville Town Ordinance would work. Blake responded that they would negotiate with the Hyde's and then there would be a public hearing on the plan. Blake offered his support for the current plan despite the subdivision in 2017.

Rex suggested that the Planning Commission and the Town Council be working together on this project. He sees a need for the Town Council to make a recommendation to the Planning Commission on the direction they would like to go so they are ready when the Hyde's present their formalized plans. Blake recommended an ordinance be drafted in advance and the Town Council and Planning Commission come together to work on that ordinance. When both Councils come to an agreement the ordinance can go before the Planning Commission in a Public Hearing.

Rex also recommended fact sheets be developed before the Public Hearing. He believes that a mistake was made in the past by not allowing the public to view the ordinances before the hearing and developing the reasoning for that ordinance.

Mayor Truett made a motion to now adjourn the work session and go into a closed-door session. Blake seconded the motion. All votes aye. The session is now closed.

Meeting was adjourned at 6:40 p.m.

A handwritten signature in cursive script, reading "Beckki Endicott". The signature is written in dark ink and is positioned above a horizontal line.

Beckki Endicott, Recorder



RC Meeting 11.17.21

Attachment #6

## LAND USE PERMIT

Huntsville Town Building Inspection

7309 E. 200 S.

P.O. Box 267, Huntsville, UT 84317

(801) 745-3420

*Amended*

Tax ID # 24-014-0023

Address of Structure 7390 E 200 South

Name & Address of Owner/Owners Richard Sorensen

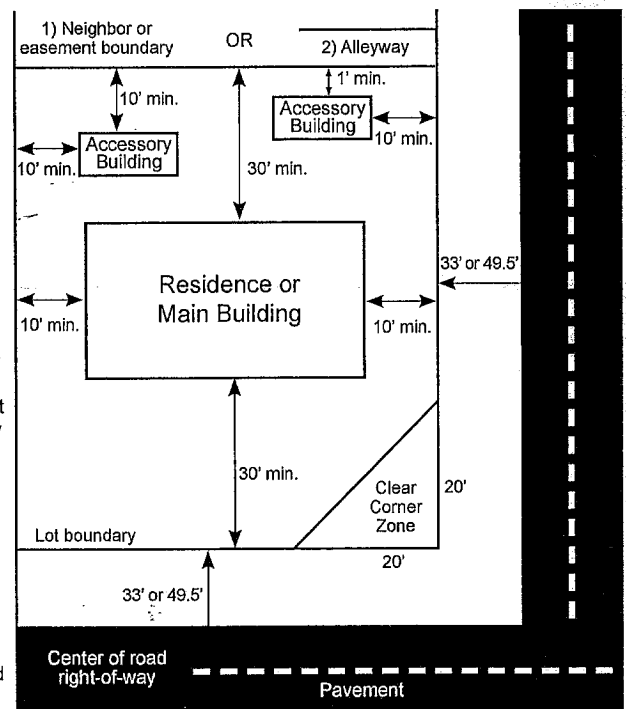
The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 11-17-2021 (Amended from 9/24/2020)

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: \_\_\_\_\_

see original land use Permit

### Huntsville Town Residential Zone Setbacks



*[Signature]*  
Huntsville Planning Commission Chairman

*[Signature]*  
Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)



Surveying Data Addition  
Project #44002  
7390 East 200 South  
Huntsville, Utah  
Area: 42,598.50 Sq. Ft.  
.98 Acres  
Scale: 1" = 15'

Property Line

Note: All storm water and dirt will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be directed to a storm sewer or to a retention pond. No surface water shall be allowed to remain on the site. The contractor shall be responsible for maintaining the site free of standing water at all times.

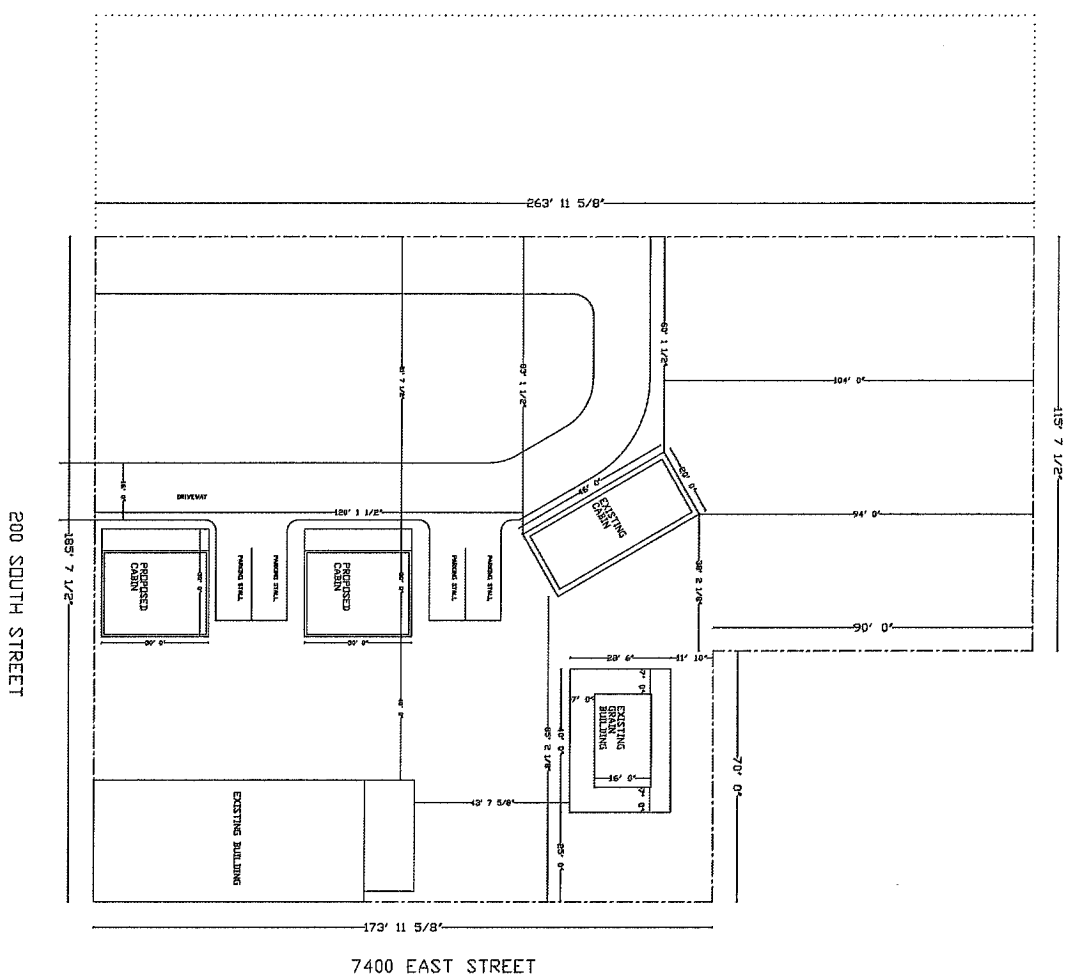
Note: The grade adjacent to all foundations shall fall a minimum of 6 inches within the first 10 feet (6:1 slope) from the foundation. The contractor shall be responsible for maintaining this slope at all times.

Note: Street curb and gutter will be inspected and cleaned of all mud and dirt at the end of every day.

Note: Gravel bags (or equivalent) shall be placed and maintained around the perimeter of the site during construction or immediately thereafter.

Note: Signs or markers may be required during project time to prevent future water flow onto adjacent lots. The contractor shall be responsible for maintaining this flow at all times.

Note: A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.



<b>Owner:</b> Richard Sorensen 801 791-7004		<b>General Contractor:</b>	
<b>HUNTSMILLE MERCANTILE</b> 7390 East 200 South Huntsville, Utah			
<b>200 SOUTH STREET</b>			
<b>7400 EAST STREET</b>			
<b>Scale: 1/4" = 1 Foot</b>			
<b>CREATIVE LINE L.L.C.</b> Surveying 801 628-7941			



PC Meeting 11.17.21  
Attachment # 7

## LAND USE PERMIT

Huntsville Town Building Inspection

7309 E. 200 S.

P.O. Box 267, Huntsville, UT 84317

(801) 745-3420

Tax ID # 20-105-0005

Address of Structure ~~280 N. 6700 E~~ 280 N. 6700 E

Name & Address of Owner/Owners Erin and Joel Dewsnup

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 11-17-2021

Set Backs Approved: Yes X No       

Any special stipulations and conditions of the Site Plan Review: Pool Barn only

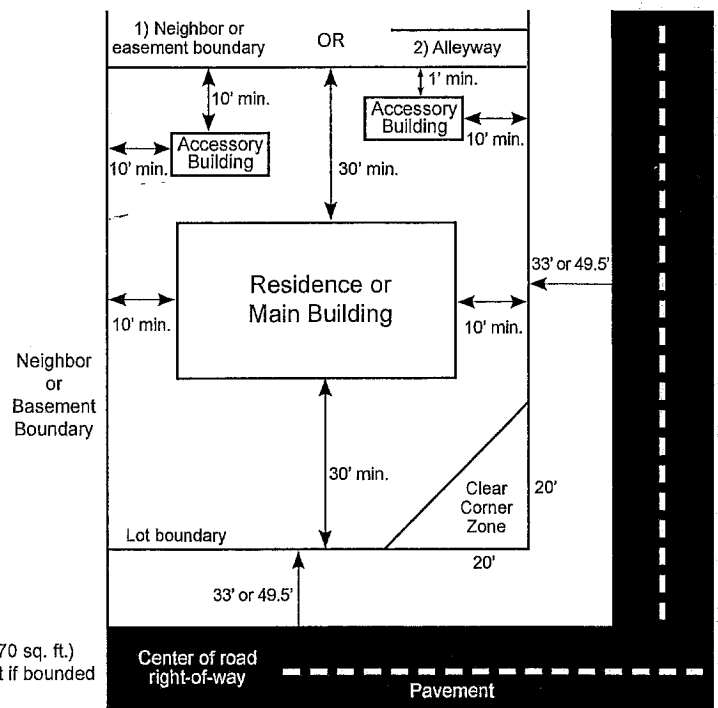
[Signature]  
Huntsville Planning Commission Chairman

[Signature]  
Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

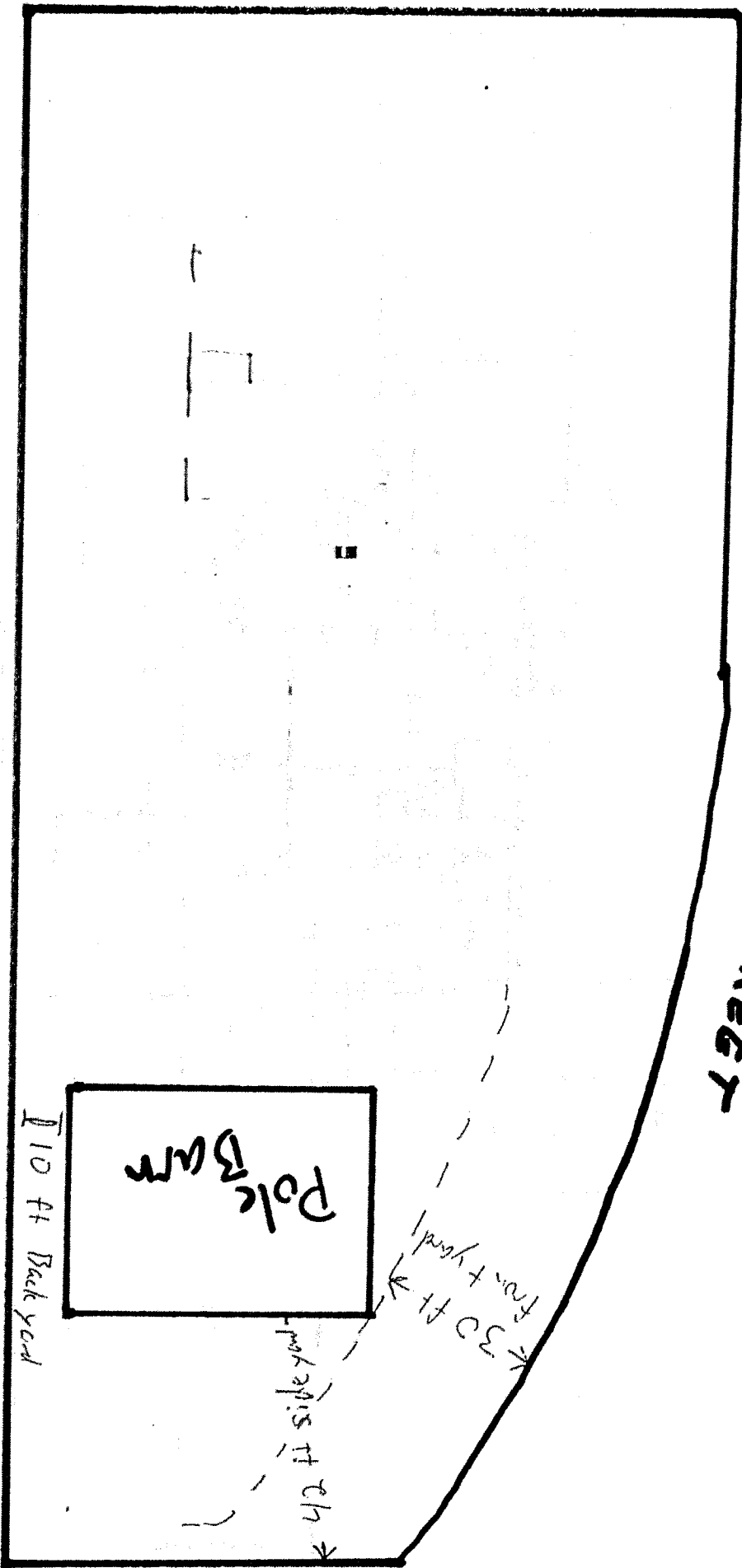
- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

### Huntsville Town Residential Zone Setbacks





6700 EAST STREET

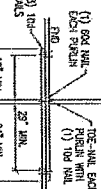




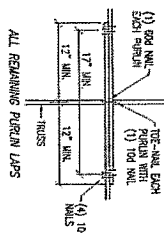
<b>CLEARY.</b> <b>BUILDING CORP.</b>		
180 PULASKI STREET / P.O. BOX 100022 VERONA, WI 53598 / (608) 378-5500		
DRAWN BY: JENKINS		
DATE DRAWN: 10/21/2021		
PLAN REVISIONS:		
NUMBER	DATE	BY
1		
2		

CONSTRUCTION FOREMAN NOISE-  
BE CLIPS TO MAINTAIN THE OVERALL 140

CONSTRUCTION FOREMAN NOTE:  
BE SURE TO MAINTAIN THE OVERALL LAP  
DISTANCE AND THE SPACING FROM PURLE  
END TO CENTER OF TRUSS AS SHOWN

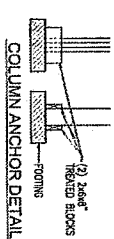


PURLIN LAPS AT FIRST TRUSS FROM EACH ENDWALL



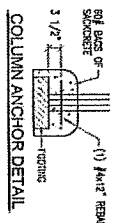
ALL REMAINING PURLIN LAPS

UNLESS OTHERWISE NOTED ANCHOR ALL COLUMNS WITH (2) 26x48" TREATED BLOCKS ATTACHED TO COLUMN WITH (3) 2x6 NAILS PER EACH BLOCK FOR UPLIFT. NOTE: COLUMN SETS ON TOP OF FOOTING - CHECK COLUMN CHART FOR EXACT FOOTING SIZE REQUIRED.

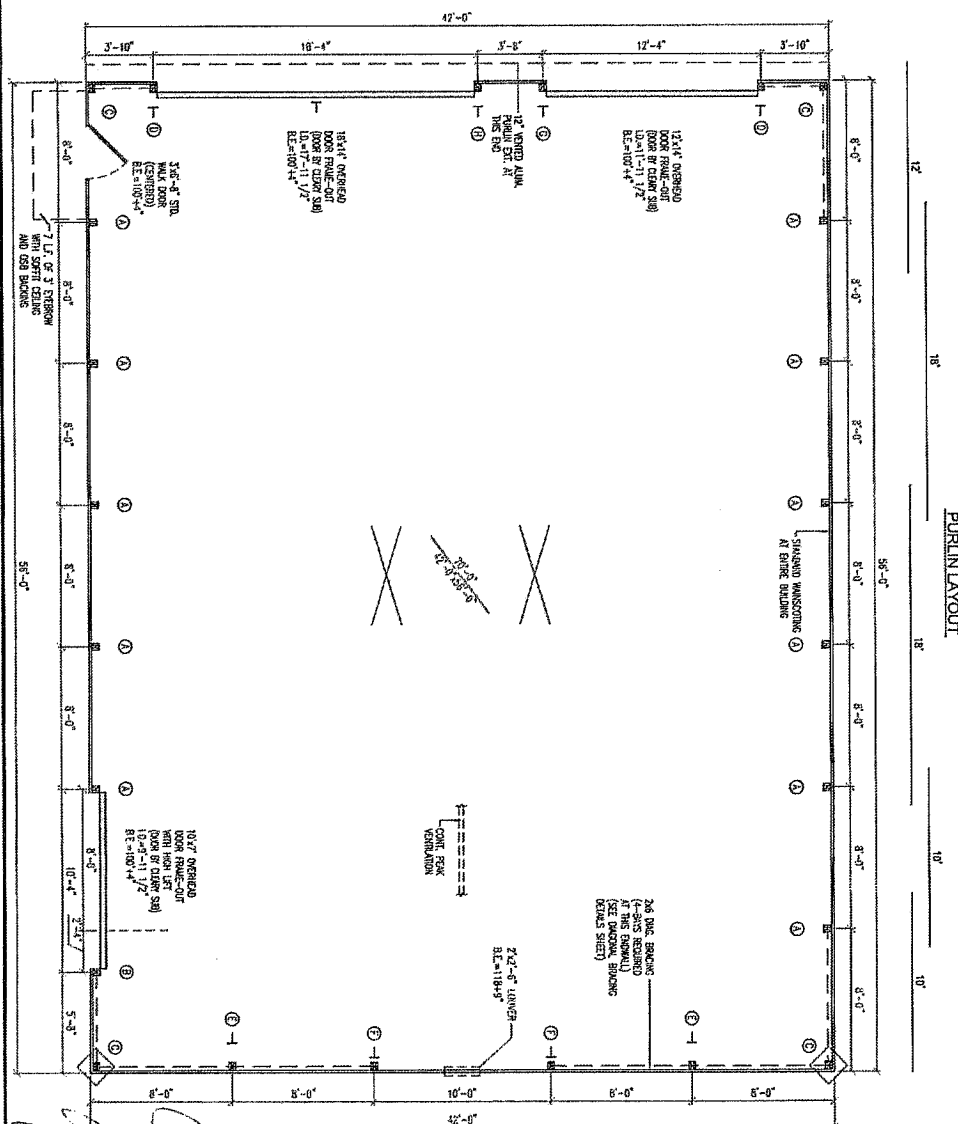


### COLUMN ANCHOR DETAIL

(3) 60# BAGS OF SACKGROUT AND  
(1) #4x12" REBAR FOR UPLIFT  
NOTE: COLUMN SETS ON TOP OF  
FOOTING - CHECK COLUMN CHART FOR  
EXACT FOOTING SIZE REQUIREMENTS



COLLEGE ALLOCATION DE L'INTELLIGENCE



## PURLIN LAYOUT

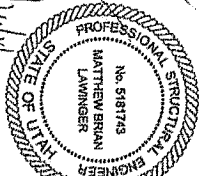
—NORTH—

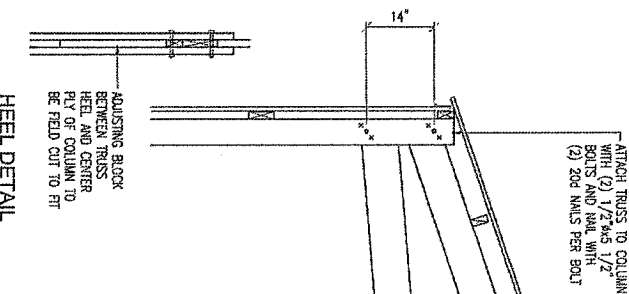
PROJECT NAME:  
DEWSNUP, ERIN AND JED  
PROJECT SITE ADDRESS:  
280 N 6700 EAST  
HUNTSVILLE, UT - WEBER COUNTY  
BUILDING SIZE:  
42'x56'x16'-8"  
SHEET NAME:  
FLOOR PLAN

PROJECT NUMBER:  
2021105665

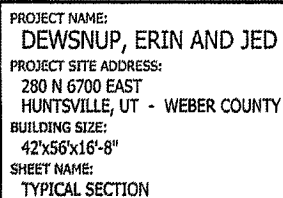
SHEET NUMBER:  
120

SHEET SCALE: NONE





-ADJUSTING BLOCK  
BETWEEN TRUSS  
HEEL AND CENTER  
PLY OF COLUMN TO  
BE FIELD CUT TO FIT



**CLEAR.**  
BUILDING CORP.

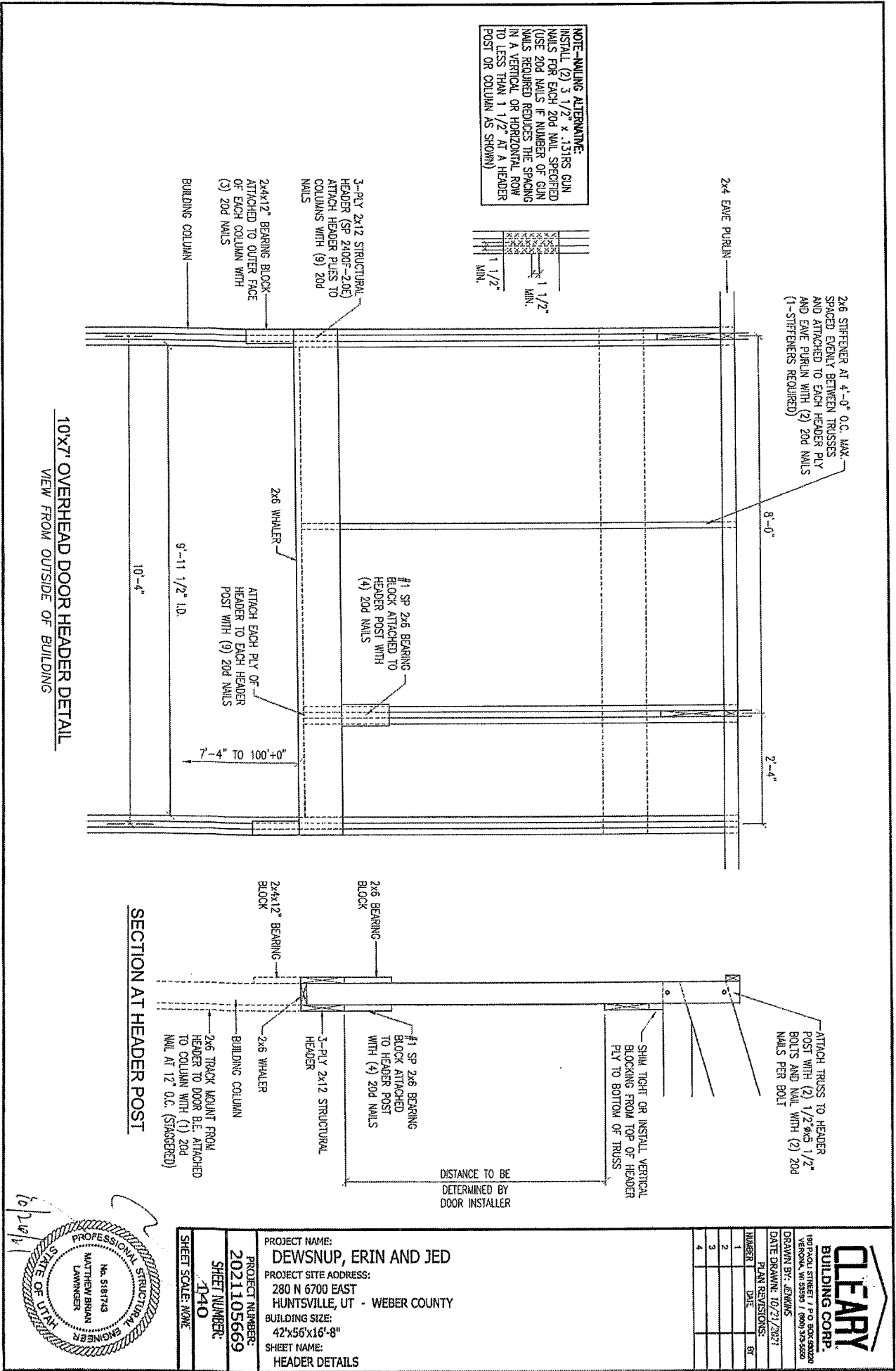
180 PAOLI STREET / P.O. BOX 50020  
VERONA, WI 53593 / (800) 373-5550

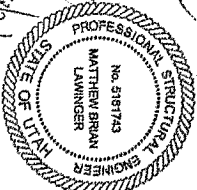
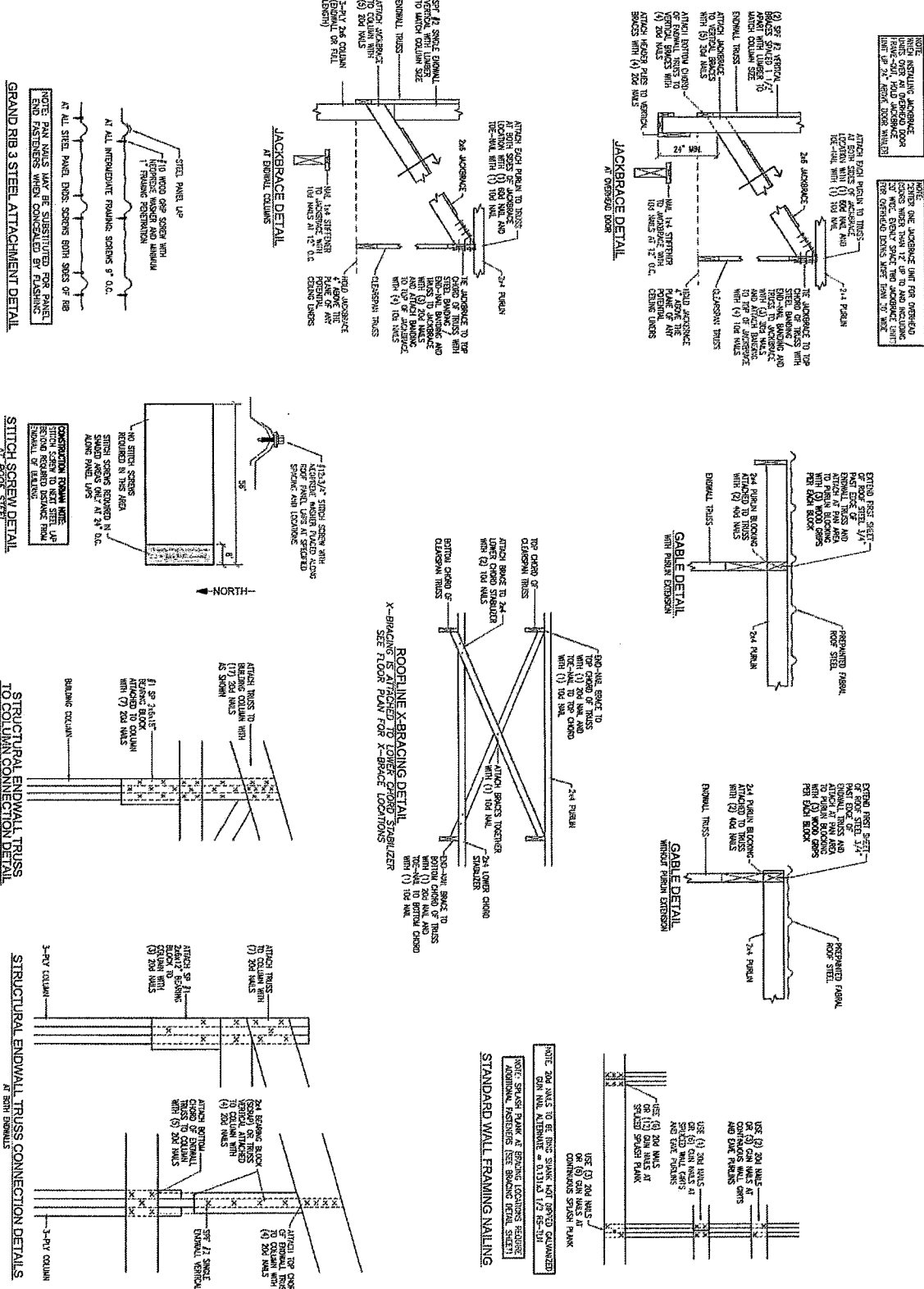
DRAWN BY: JEKONS

DATE DRAWN: 10/21/2021

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		





PROJECT NUMBER:  
2021105669

SHEET NUMBER:  
160

SHEET SCALE: MORE

PROJECT NAME:  
DEWSNUP, ERIN AND JED  
PROJECT SITE ADDRESS:  
280 N 6700 EAST  
HUNTSVILLE, UT - WEBER COUNTY  
BUILDING SIZE:  
42'x56'x16'-8"  
SHEET NAME:  
DIAPHRAGM ACTION and MISC. DETAILS

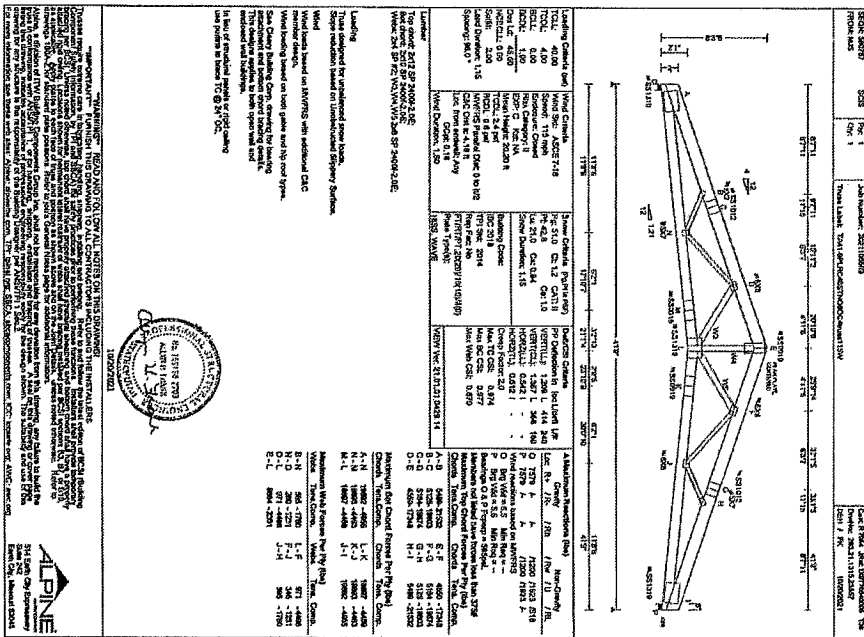
1		NUMBER	DATE	BY
2		PLAN REVISIONS:		
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**CLEARY**  
BUILDING CORP.

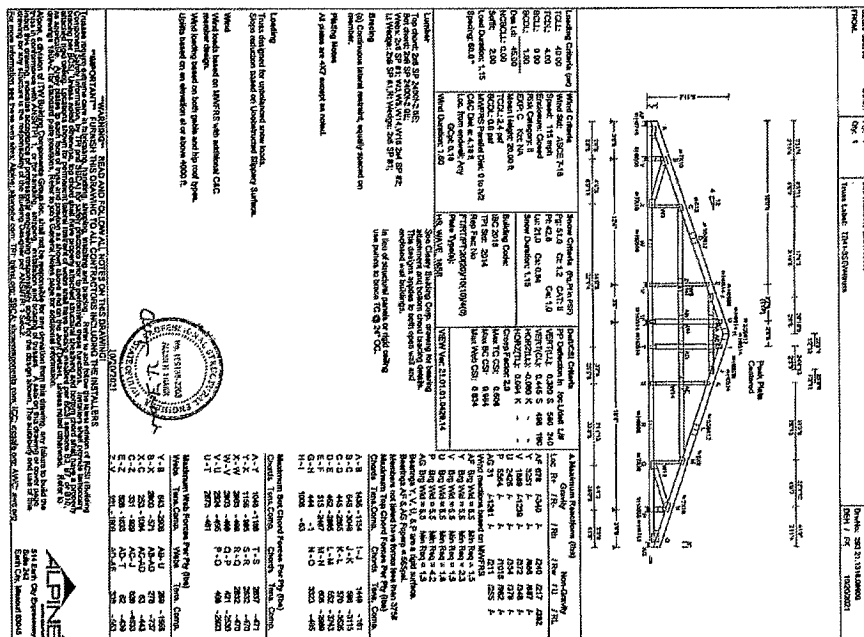
190 WALDO STREET / P.O. BOX 60000  
VERBENA, WI 53593 / (608) 575-5599

DRAWN BY: J. JENKINS  
DATE DRAWN: 10/27/2007

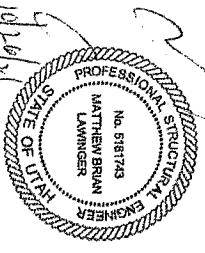
# CLEARSPAN TRUSS



# STRUCTURAL ENDWALL TRUSS



TRUSS CHECK	
CHECK FOR AND INITIAL	
TRUSS SIZE	N/A
ROOF PITCH	N/A
BAY SPACING	N/A
S/LC / R/C	N/A
DESIGN LOADS	N/A
OVERHANGS	N/A



PROJECT NAME:  
 DEWSNUP, ERIN AND JED

PROJECT SITE ADDRESS:  
 280 N 6700 EAST  
 HUNTSVILLE, UT - WEBER COUNTY

BUILDING SIZE:  
 42'x56'x16'-8"

SHEET NAME:  
 TRUSS DIAGRAMS

PROJECT NUMBER:  
 2021105669

SHEET NUMBER:  
 170

SHEET SCALE: NONE

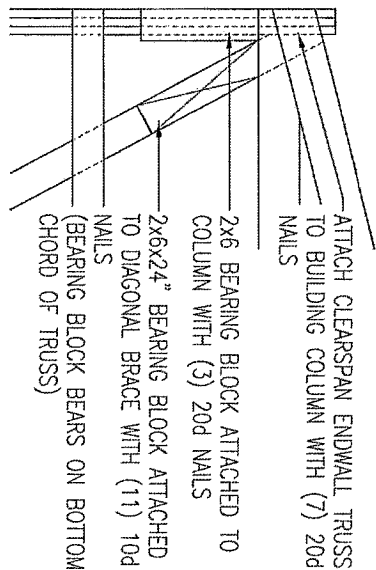
190 PLOAK STREET / P.O. BOX 50000  
 HUNTSVILLE, UT 84303-1000  
 (801) 288-1111

DRAWN BY: JENKINS

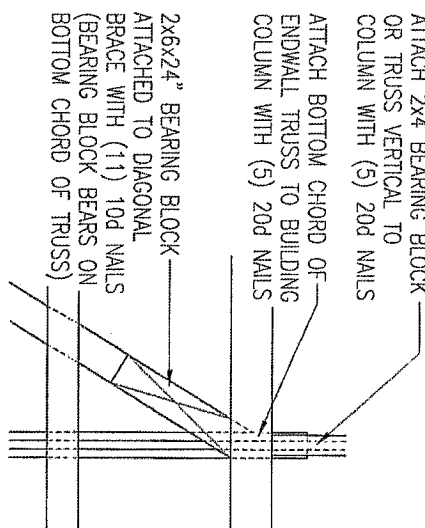
DATE DRAWN: 10/21/2021

PLAN REVISIONS:

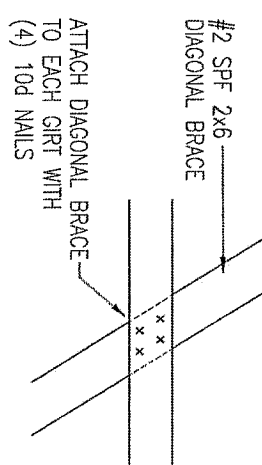
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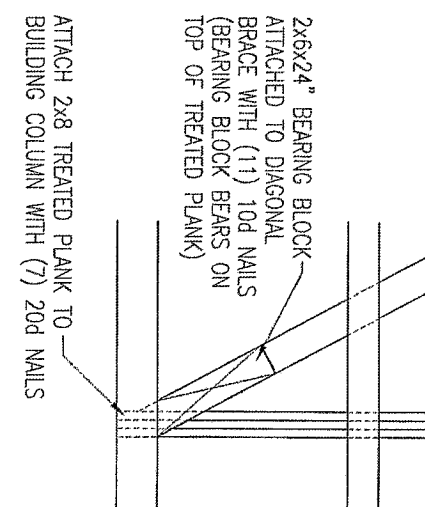
**BRACE CONNECTION DETAIL**  
 AT TOP OF BRACE AT CORNER COLUMN



**BRACE CONNECTION DETAIL**  
 AT TOP OF BRACE AT ENDWALL COLUMN



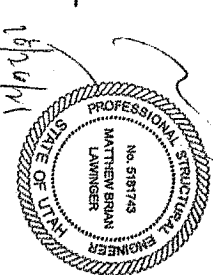
**BRACE TO GIRT CONNECTION DETAIL**



**BRACE CONNECTION DETAIL**  
 AT BOTTOM OF BRACE AT ENDWALL COLUMN

# ENDWALL DIAGONAL BRACING DETAIL

AT WEST ENDWALL



<b>PROJECT NAME:</b> DEWSNUP, ERIN AND JED	
<b>PROJECT SITE ADDRESS:</b> 280 N 6700 EAST HUNTSVILLE, UT - WEBER COUNTY	
<b>BUILDING SIZE:</b> 42'x56'x16'-8"	
<b>SHEET NAME:</b> DIAGONAL BRACING DETAILS	
<b>PROJECT NUMBER:</b> 2021105669	<b>SHEET NUMBER:</b> 150
<b>SHEET SCALE:</b> NONE	

NUMBER	DATE	BY
1		
2		
3		
4		

**CLEARY**  
BUILDING CORP.

180 PAUL STREET / P.O. BOX 830220  
 VERNON, WI 53593 / (608) 375-5500

DESIGNED BY: JENKINS  
 DATE DRAWN: 10/21/2021

PLAN REVISIONS: